

## MILPITAS PLANNING COMMISSION AGENDA REPORT

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Category: Presentation

Report Prepared by: Diana Whitecar

Public Hearing: Yes: \_\_\_\_\_ No: X

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**TITLE:** SANTA CLARA COUNTY HEALTH CENTER

**Proposal:** Review and comment on the design of the County Health Center.

**Location:** North Main Street @ the 237 off-ramp

**APN:** 022-08-041

**RECOMMENDATION:** Review and Comment.

**Applicant:** County of Santa Clara

**Property Owner:** City of Milpitas Redevelopment Agency

**Previous Action(s):** N/A

**General Plan Designation:** Mixed Use with Transit Oriented Development Overlay

**Present Zoning:** MXD/TOD

**Existing Land Use:** Vacant

**Agenda Sent To:** County of Santa Clara Health Center Project Staff

**Attachments:** Health Center Design and Construction Documents

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### BACKGROUND

In September 2004 the City Council and Redevelopment Agency approved a Memorandum of Understanding with the County of Santa Clara to construct a Health Center on the Agency owned property on North Main Street. The City/Agency will consider the Disposition and Development Agreement (DDA) for the Health Center project on June 20, 2006. As a condition of Agency DDA approval, the County will review with the City Planning Commission design documents describing the exterior design features and the exterior appearance of the Health Center including landscaping, common area improvements and materials and color for building façades, roofs and building features that are visible from the exterior.

The DDA acknowledges that both the City/Agency and County intended to maximize the compatibility of the exterior elements with design element of the other buildings in the Midtown project area, most notably the DeVries Senior Housing project and the new Milpitas Library. However, the DDA also notes that duplication of the design and elements is not necessary.

Attached are the documents submitted by the County that will be reviewed at the Planning Commission meeting.

Description of the Health Center: The Health Center is a 60,000 square foot structure approximately 45 feet high with an additional 10 feet for screened, roof-mounted equipment on an approximate 20,000 square feet footprint. The County will provide primary medical services such as internal medicine, obstetrics and gynecology, pediatrics, ophthalmology/optometry, podiatry, dentistry, immunization, geriatrics, and women's, infant and children's (WIC) supplemental nutrition services. The Center will provide some or all of the following medical support services: pharmacy, radiology services, clinical laboratory, records and administration, and a community meeting room. Mental health, alcohol and drug rehabilitation services will not be offered as a primary service at the Health Center.

In addition to the Health Center, the County will be constructing a parking garage to serve health center clients. The garage will have approximately 275 parking spaces of which 90 will be reserved exclusively for Health Center employees and clients. During non-clinic hours, the parking will be available to the general public.

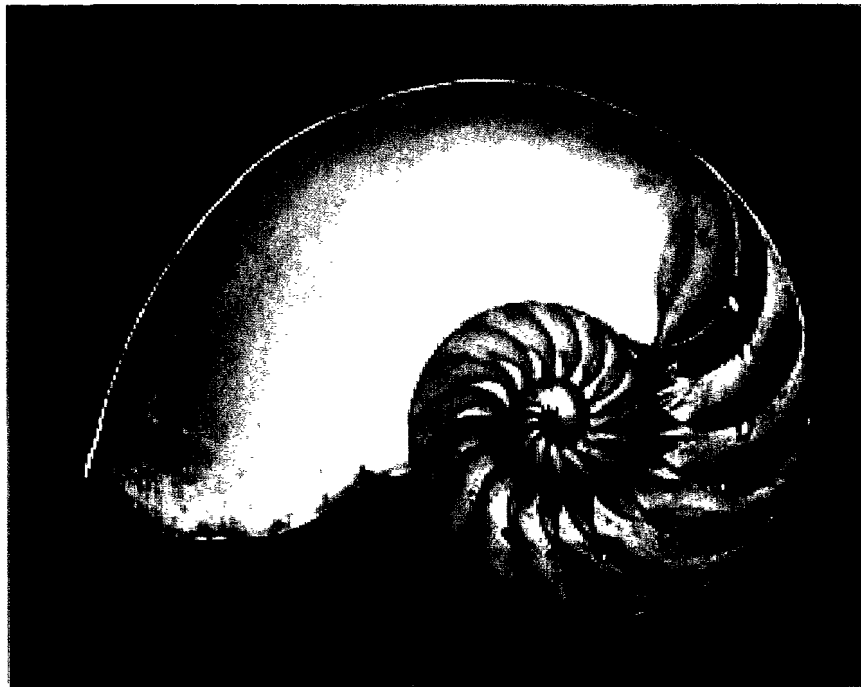
The County is currently under construction with two other new health centers and other county facilities. The County Board will be considering the financing of the Milpitas Health Center at its August 8<sup>th</sup> meeting. However, the County has until October 1, 2008 to begin construction of the Milpitas Health Center and Garage as a result of its current workload.

## **RECOMMENDATION**

That the Planning Commission review and comment on the proposed Health Center design and direct staff to advise the City Council of their comments.

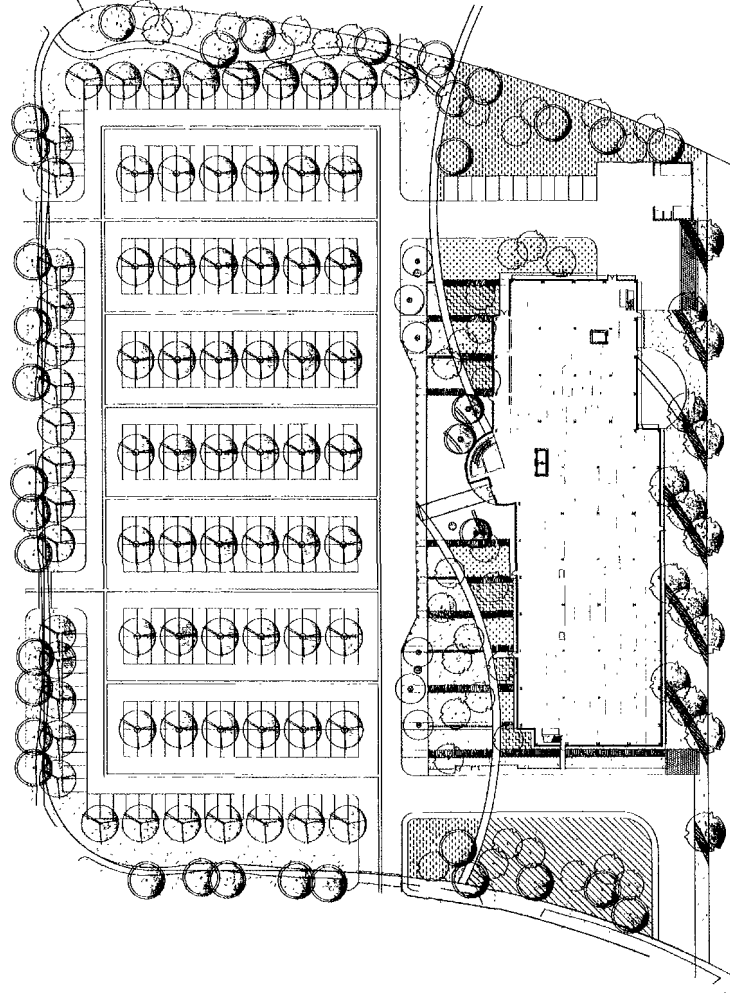
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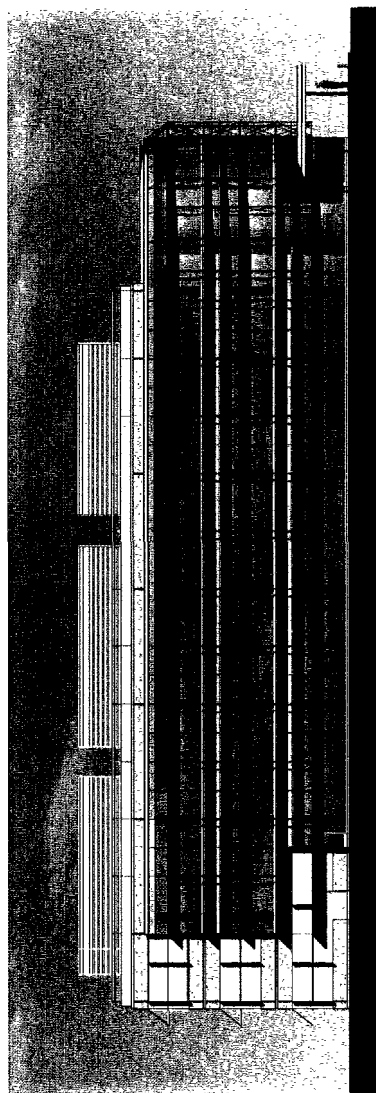


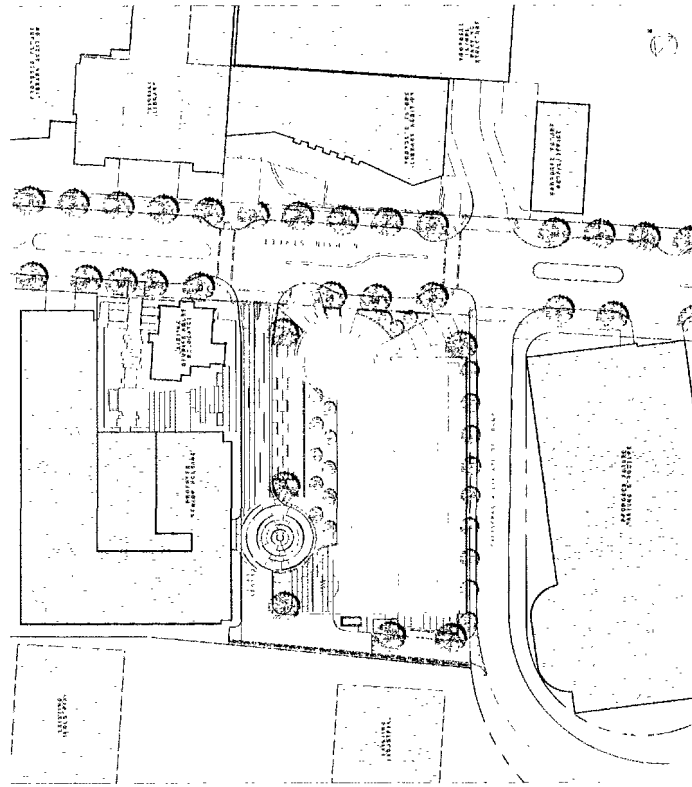
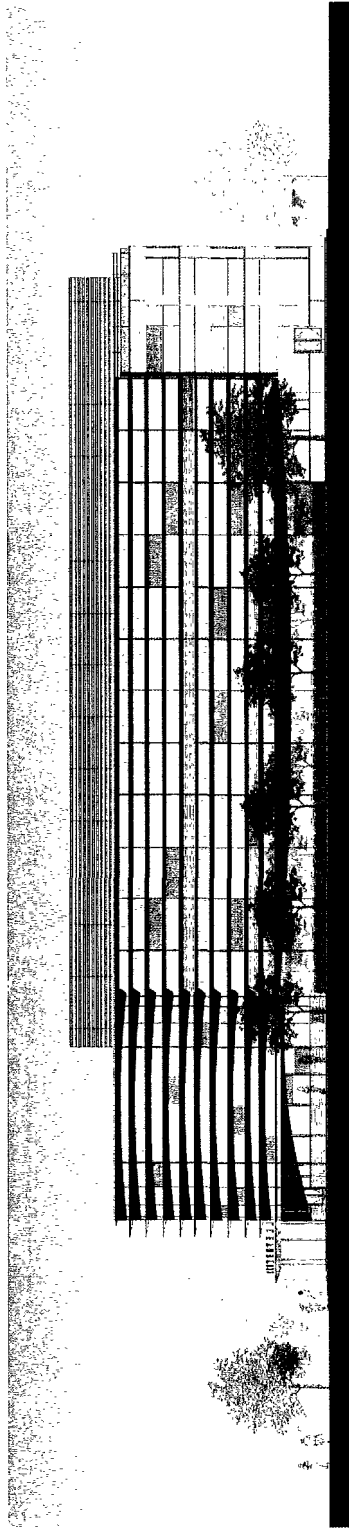
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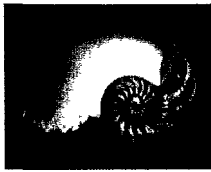
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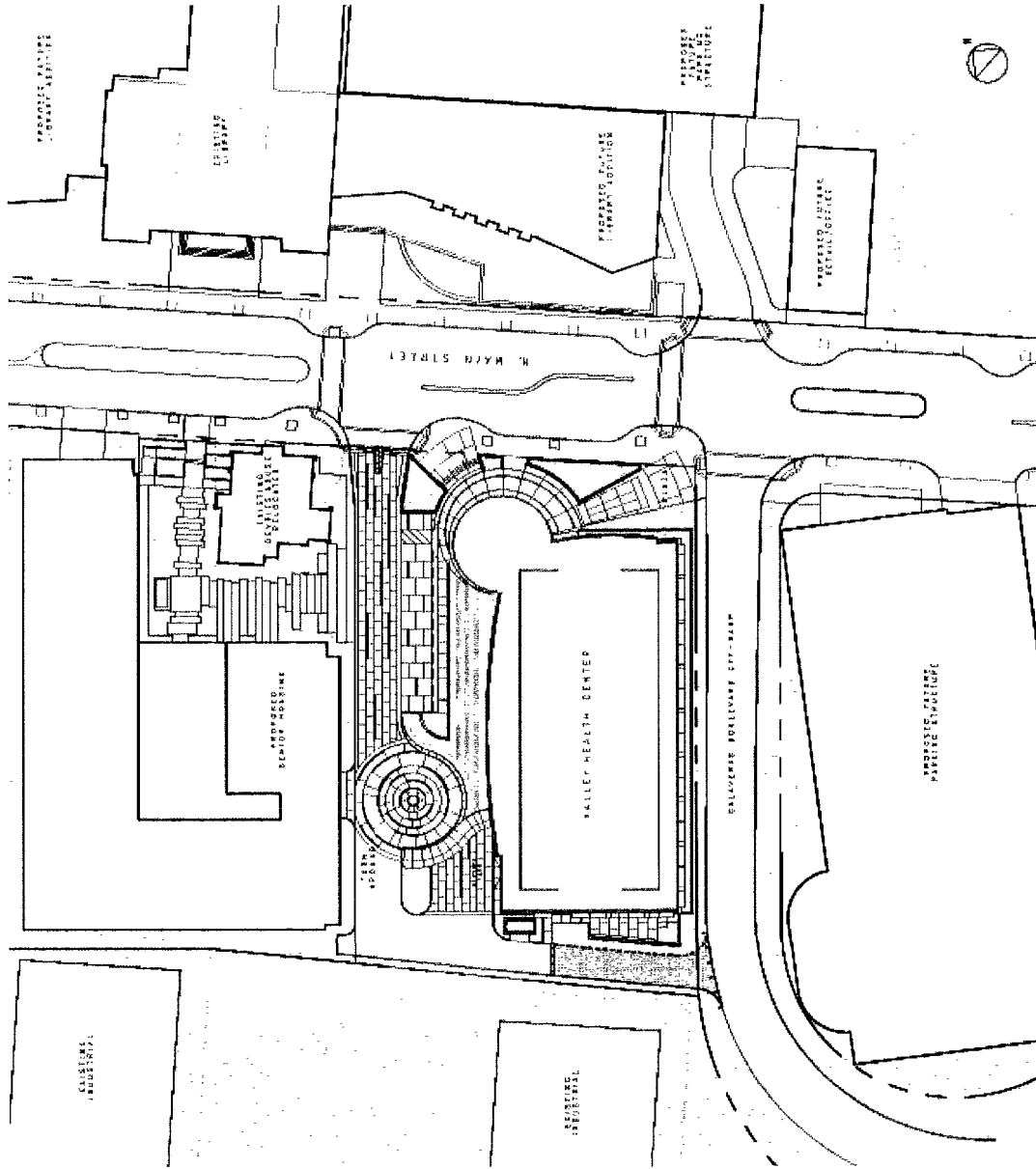
Valley Health Center  
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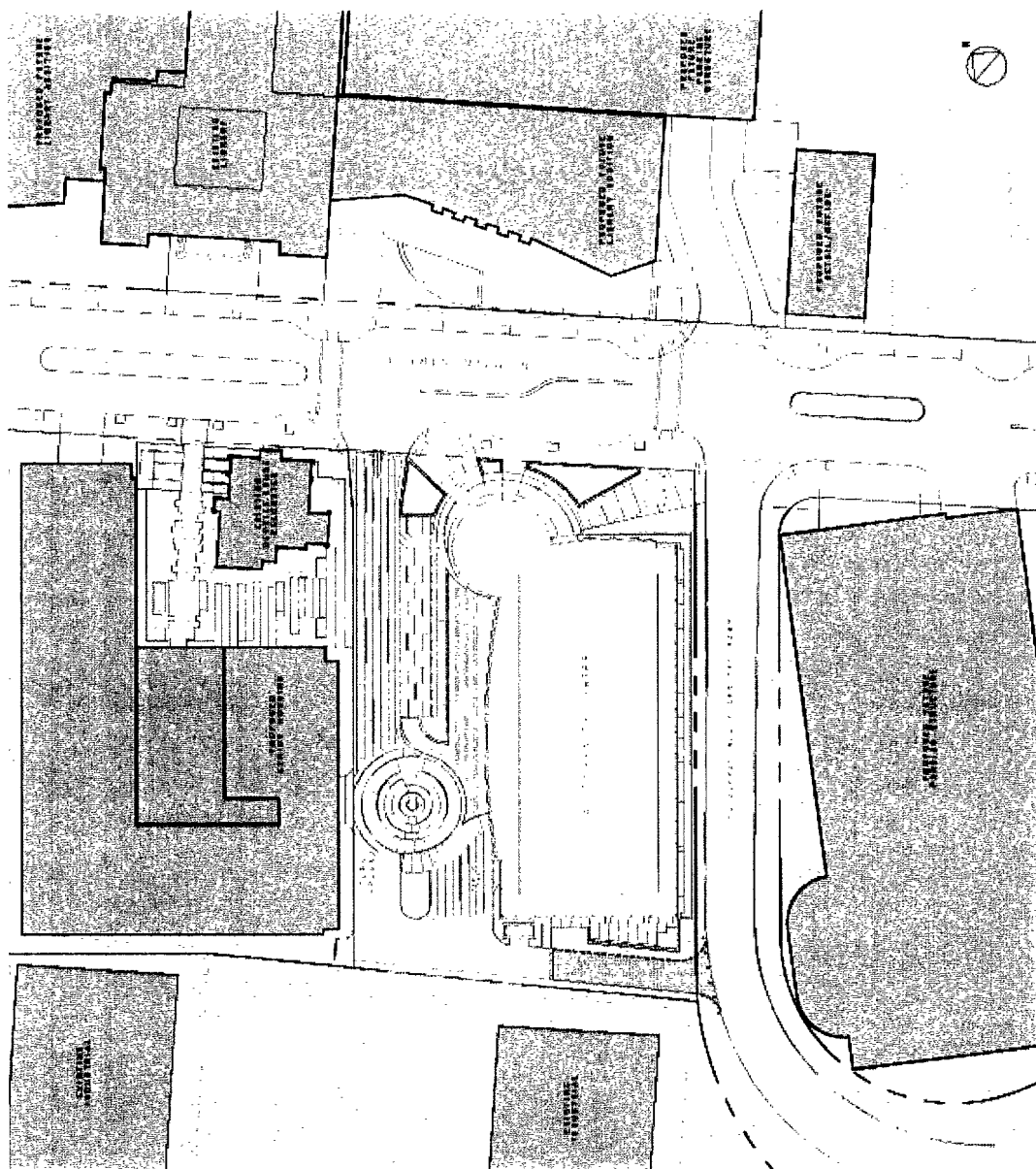




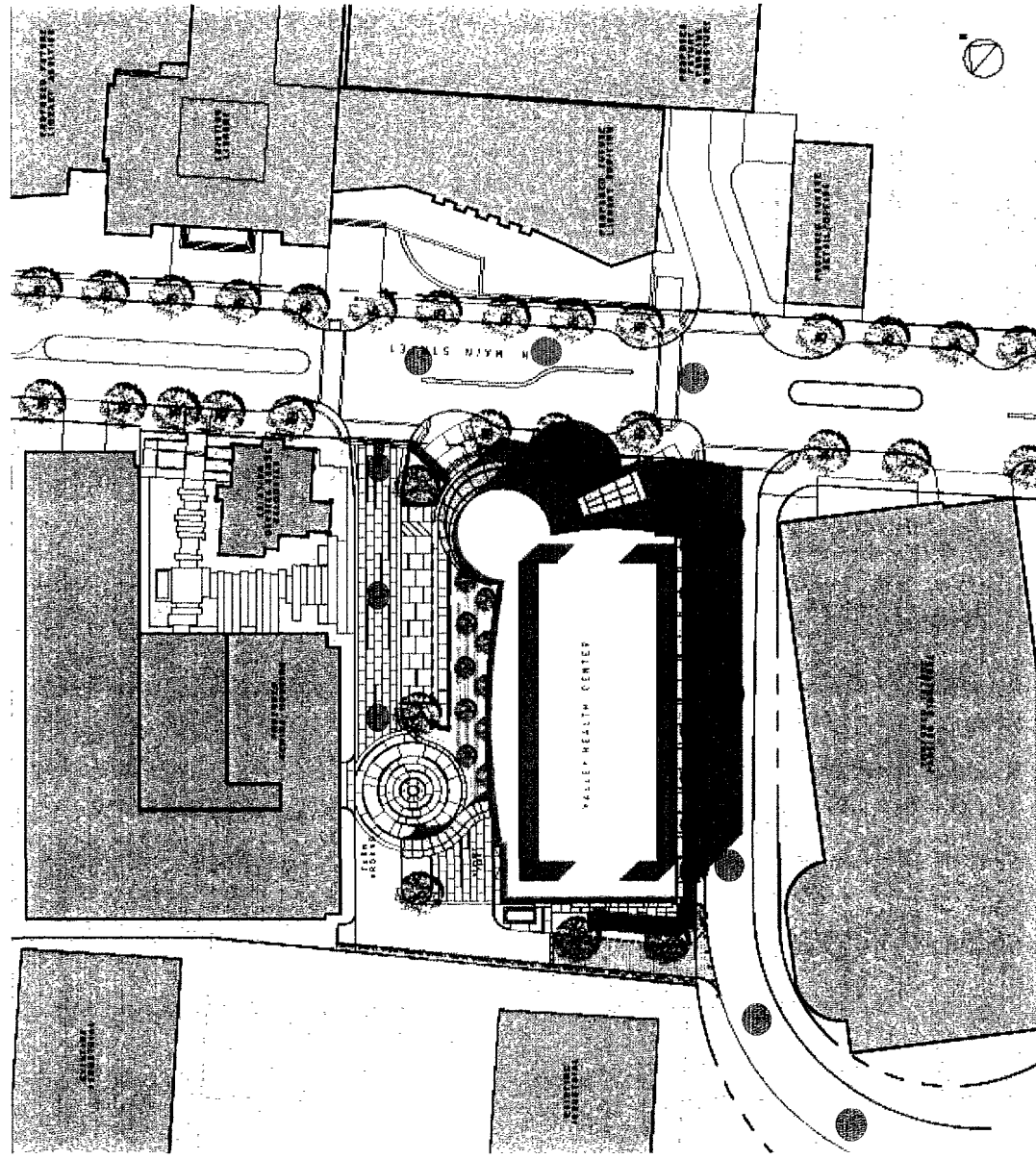
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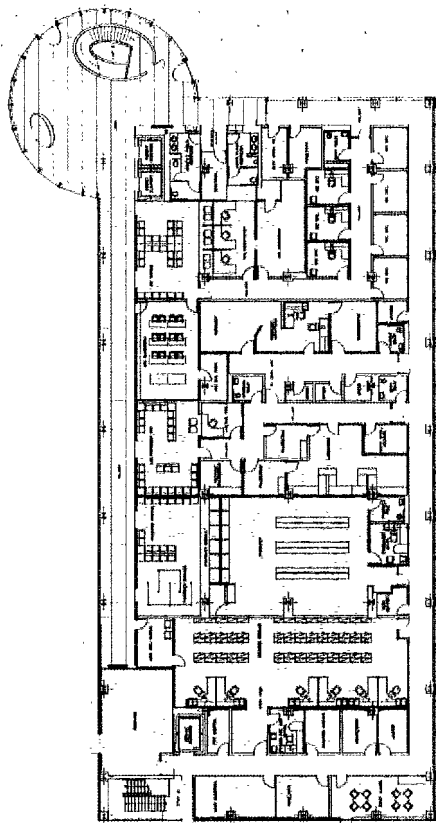




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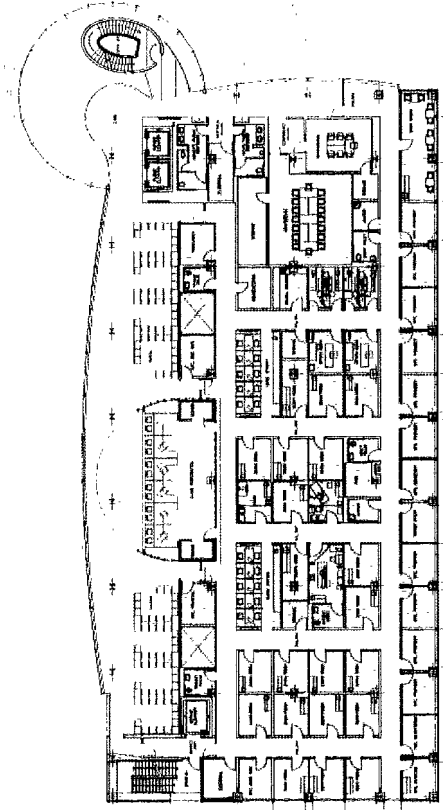
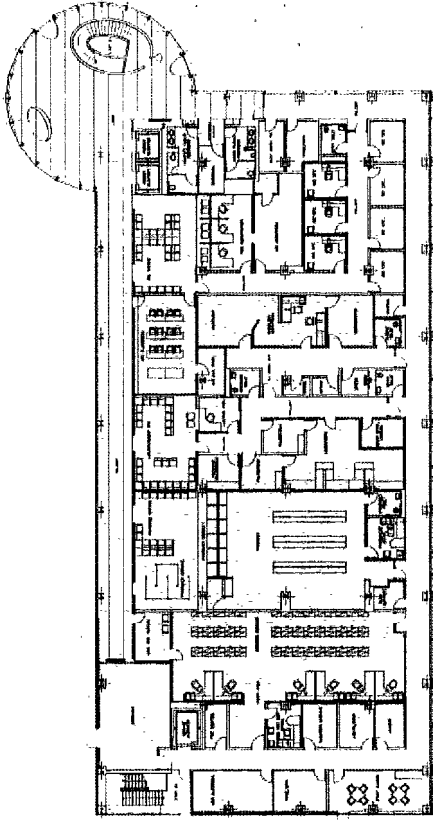
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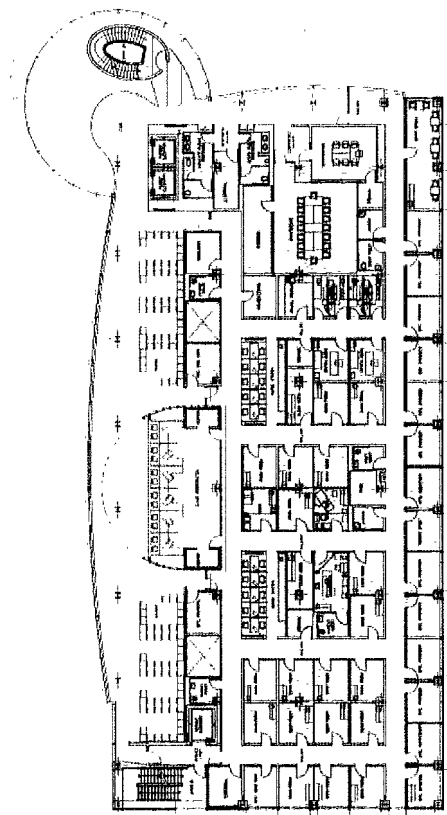
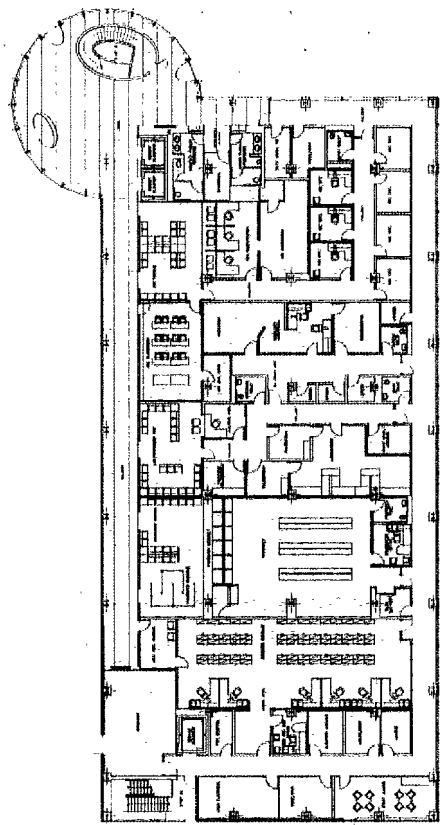


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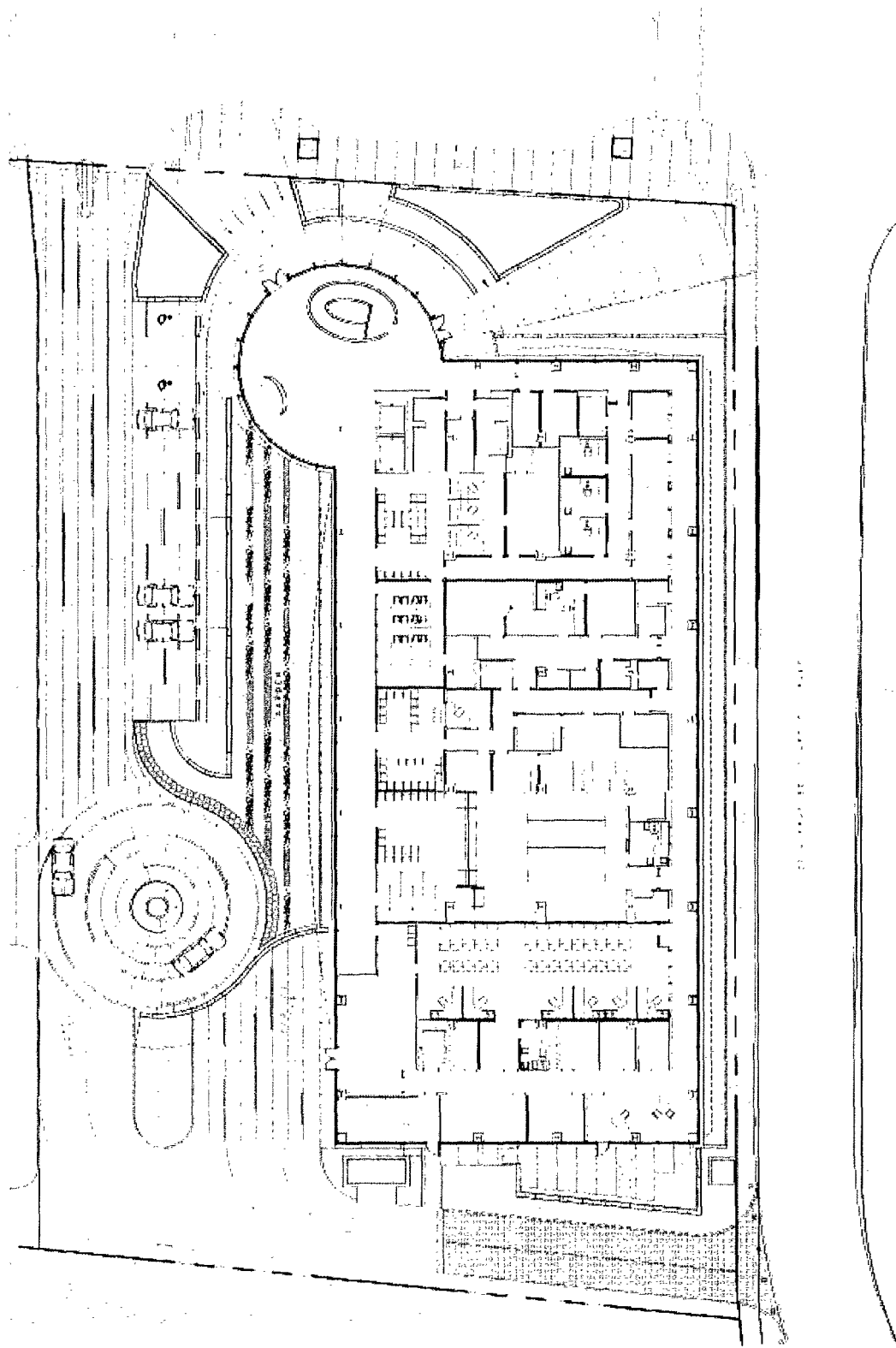
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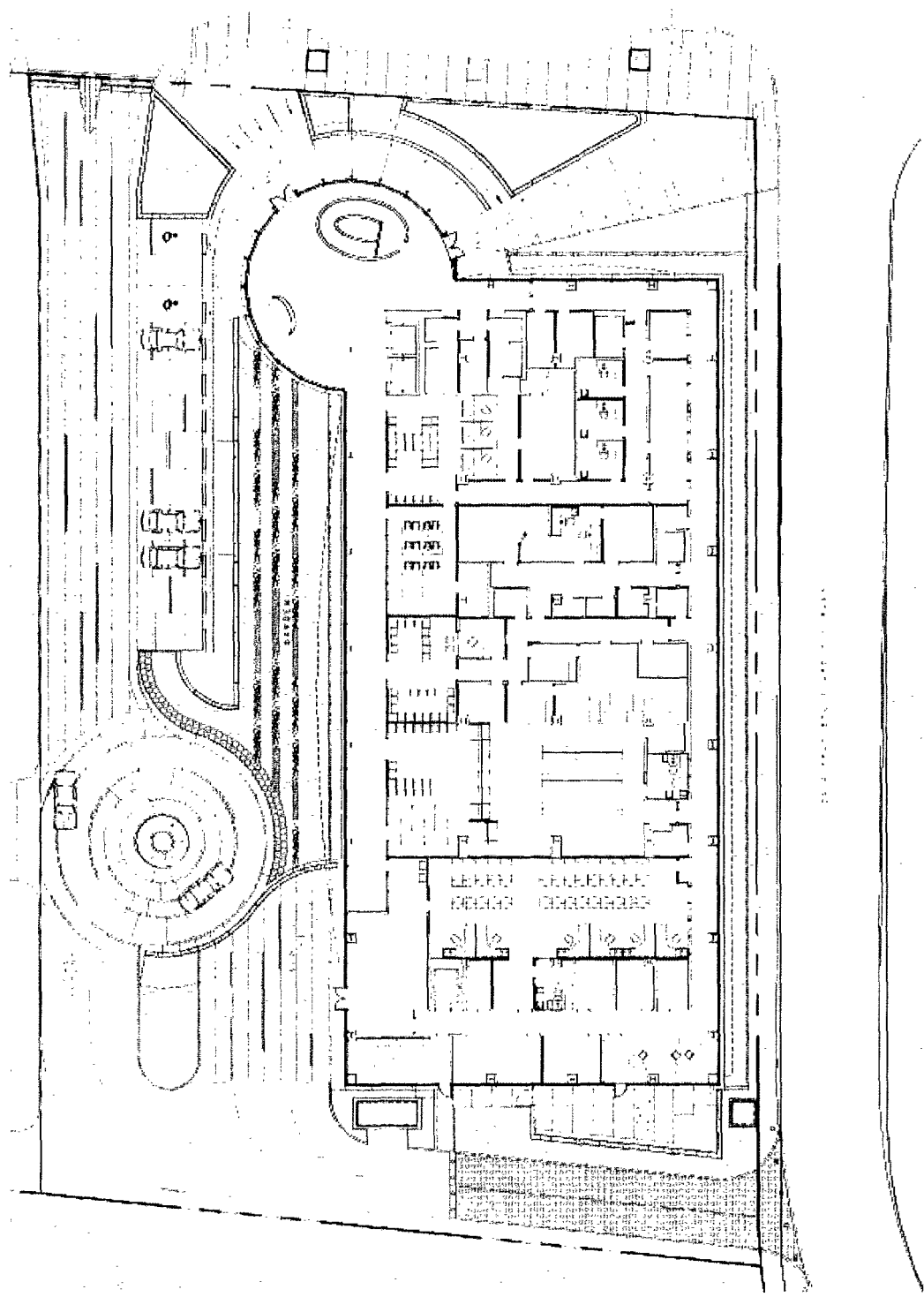


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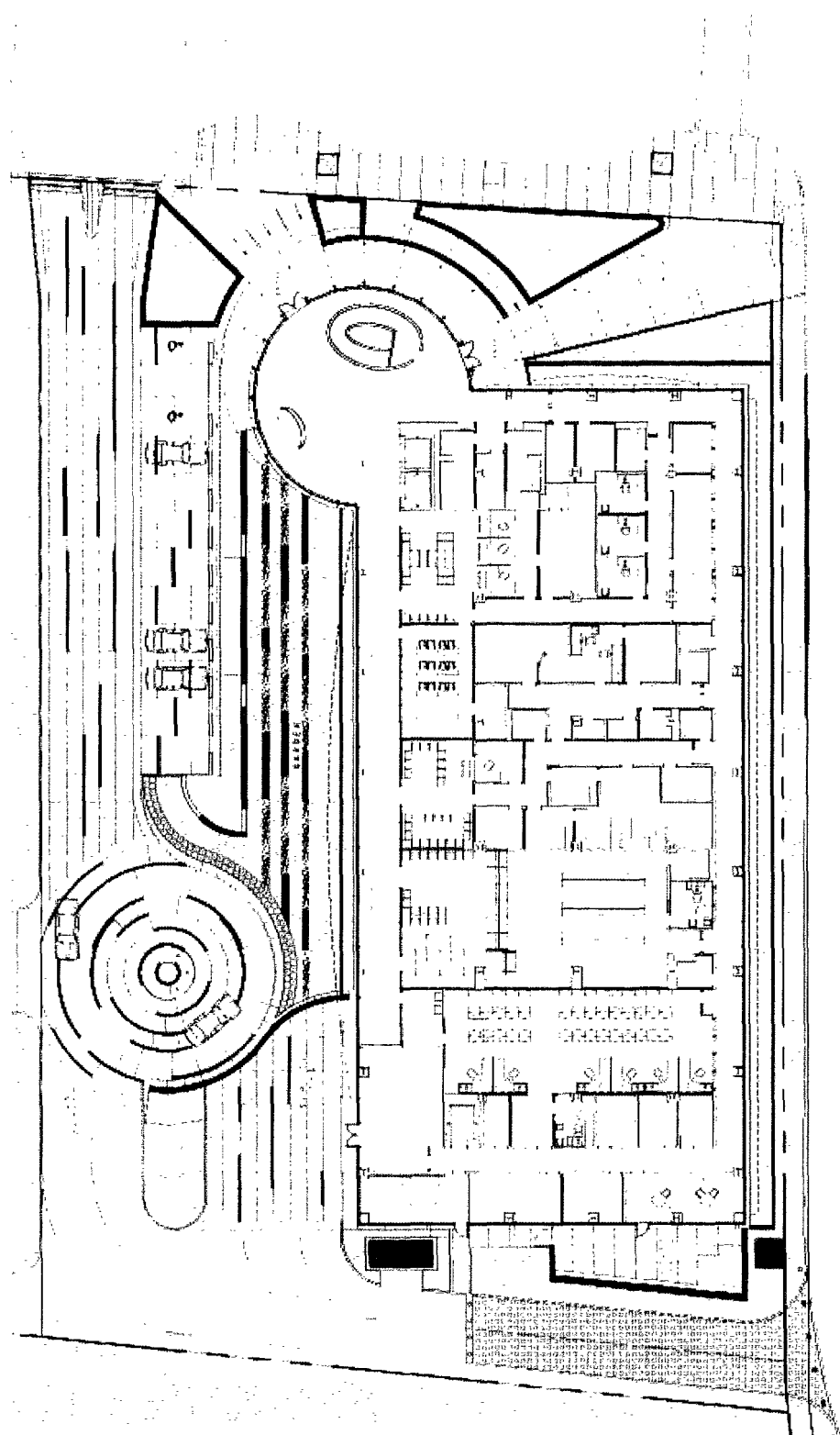


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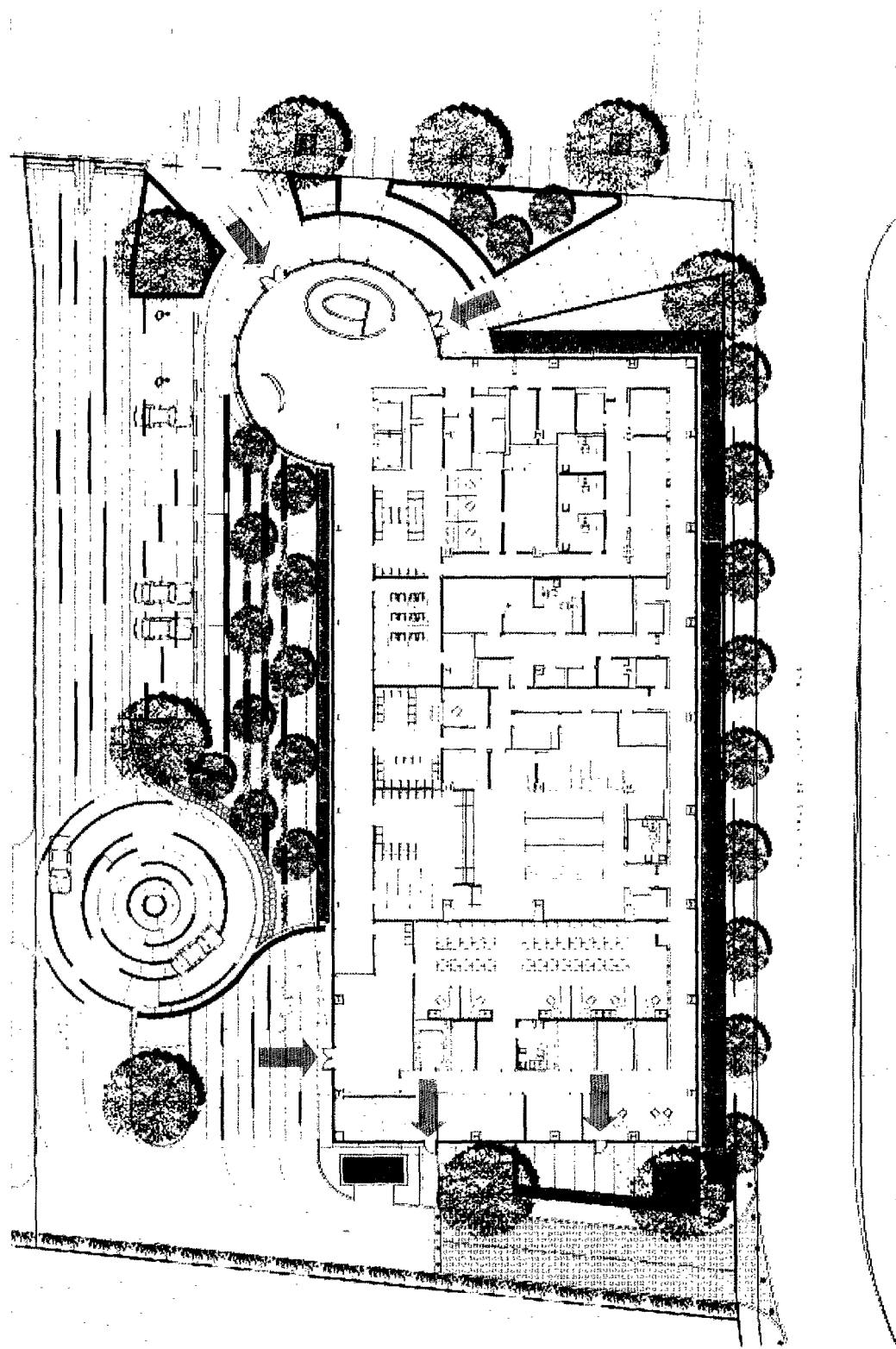
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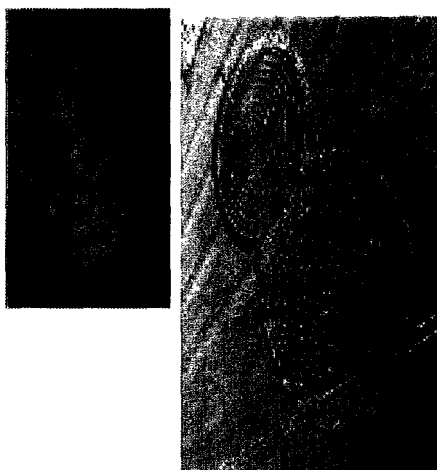
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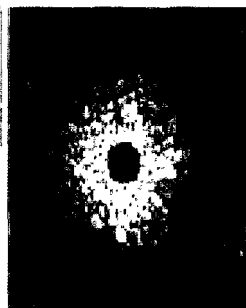


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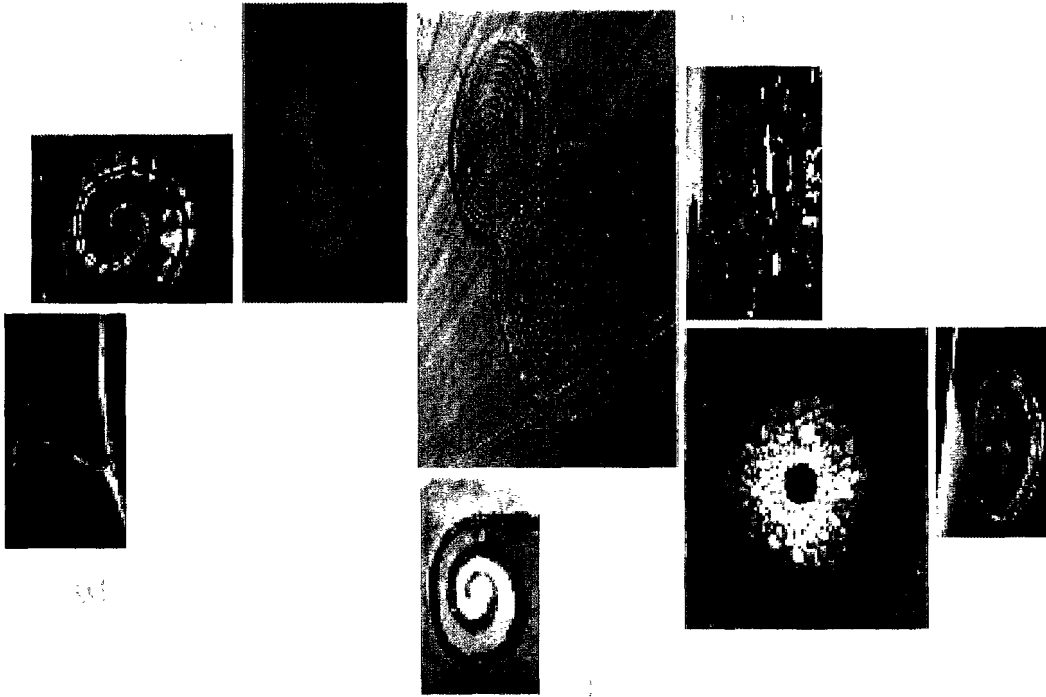


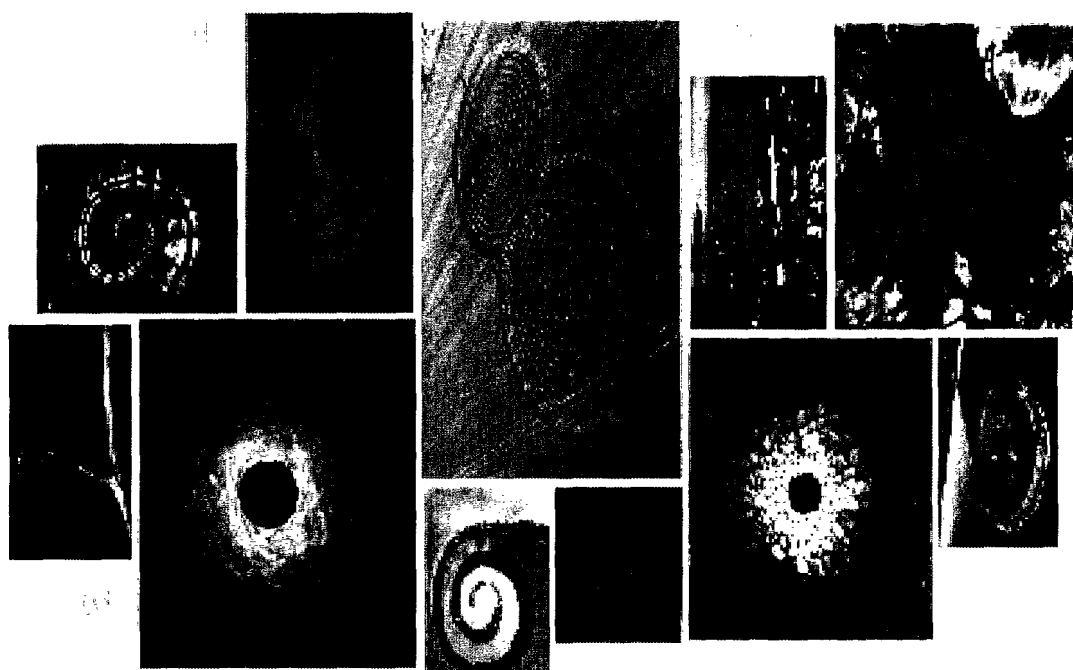




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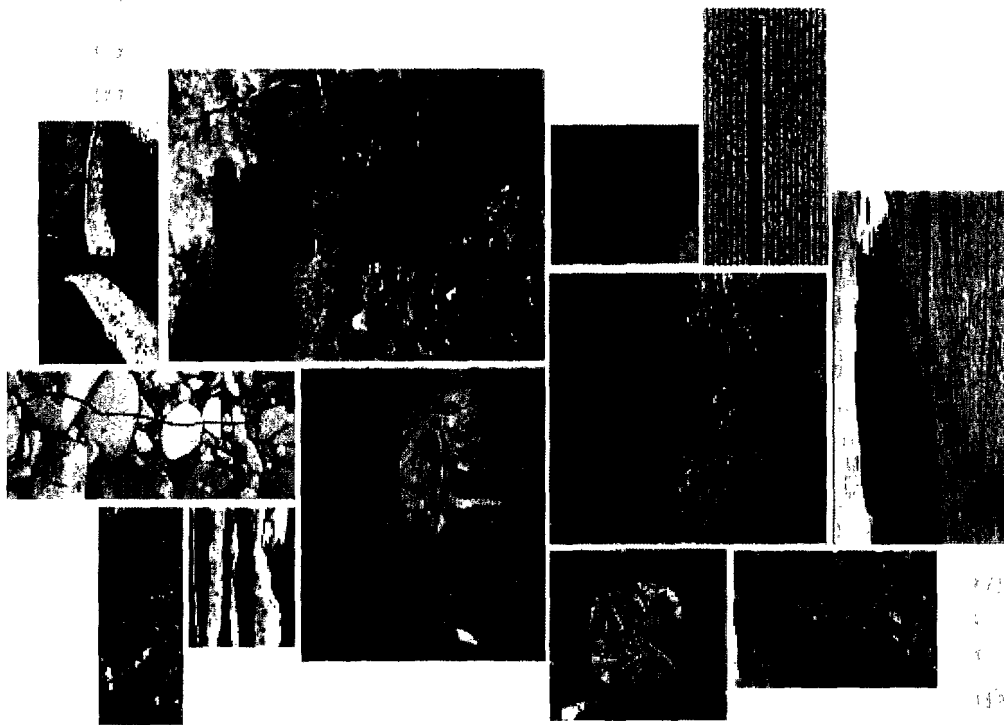
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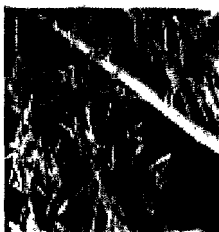


Figure 1. A person wearing a mask made of a material that is not recommended for use in the community.

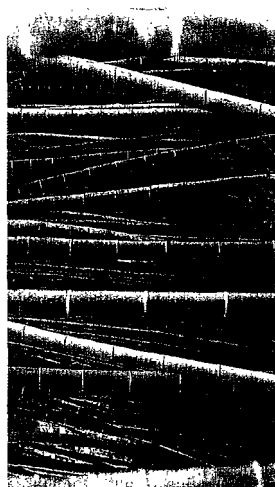
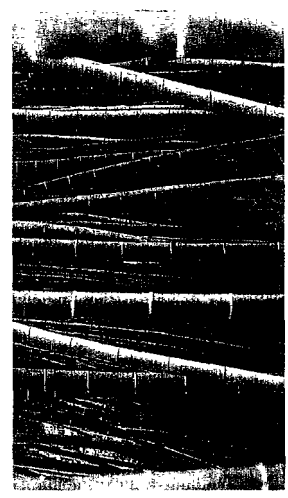
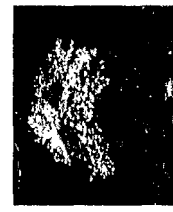
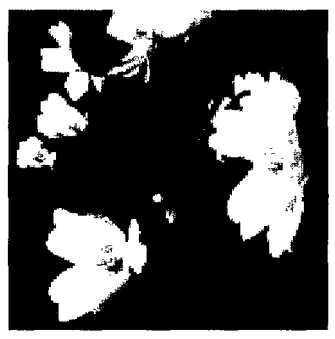
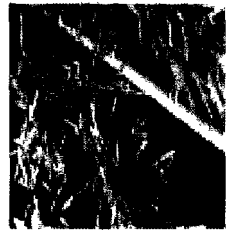
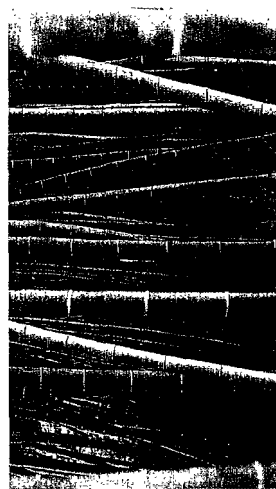
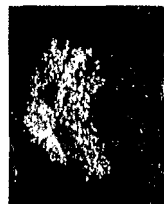
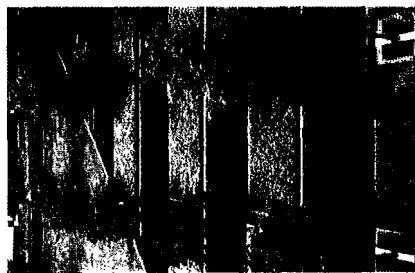


Figure 2. A person wearing a mask made of a material that is not recommended for use in the community.

Valley Health Center  
M i l p i t a s

Valley Health Center  
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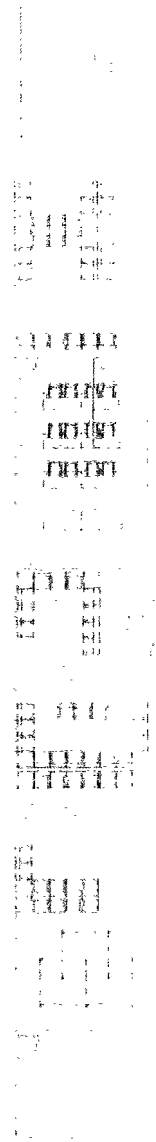
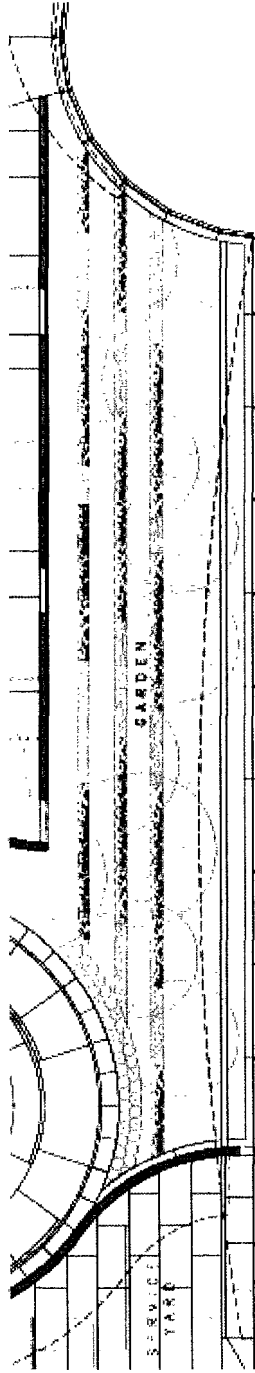


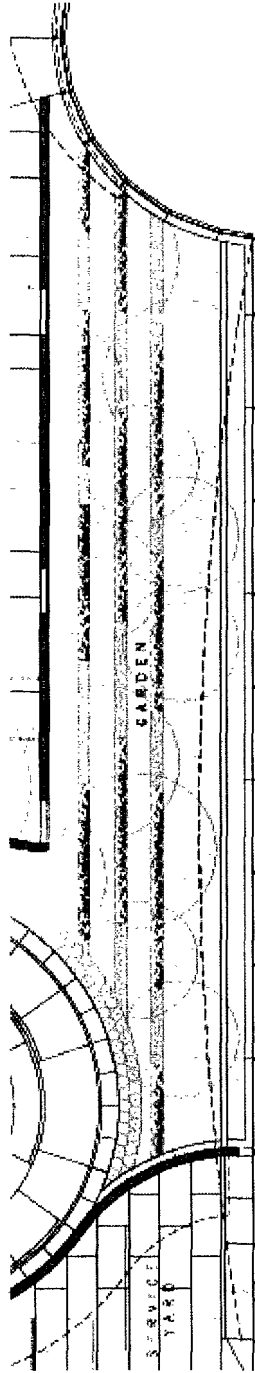


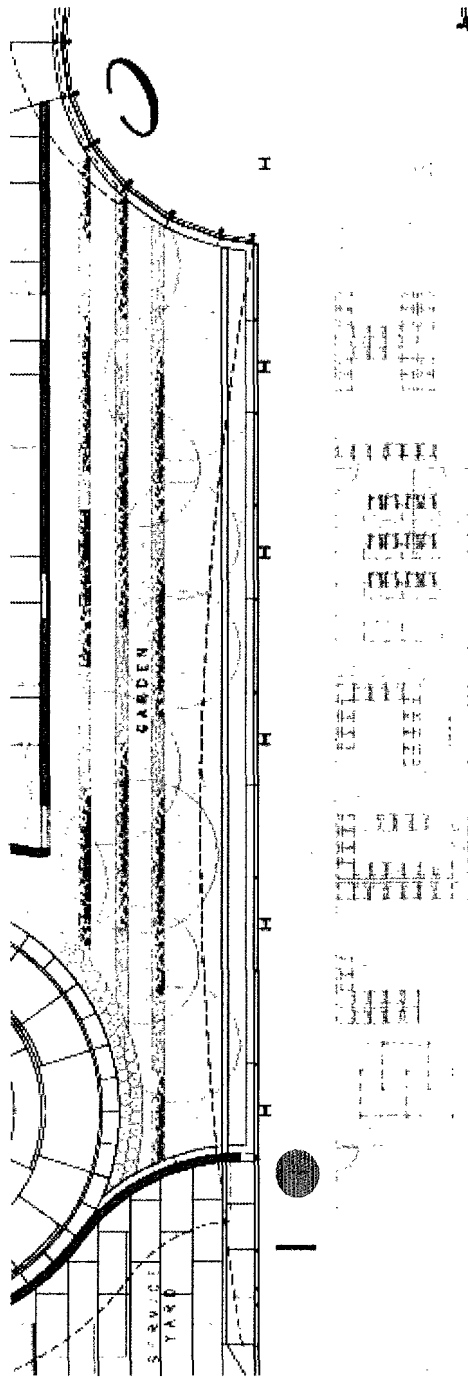
Valley Health Center  
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Valley Health Center





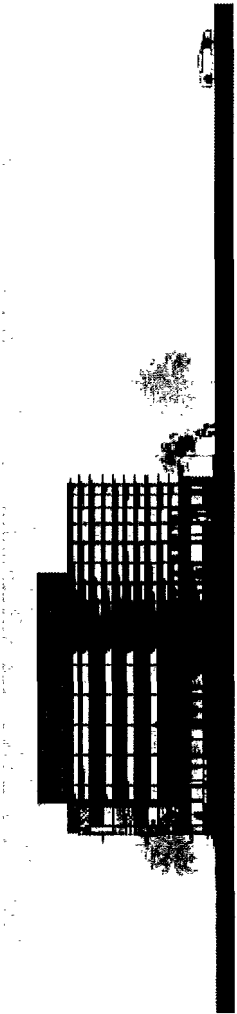




Valley Health Center  
M i l p i t a s

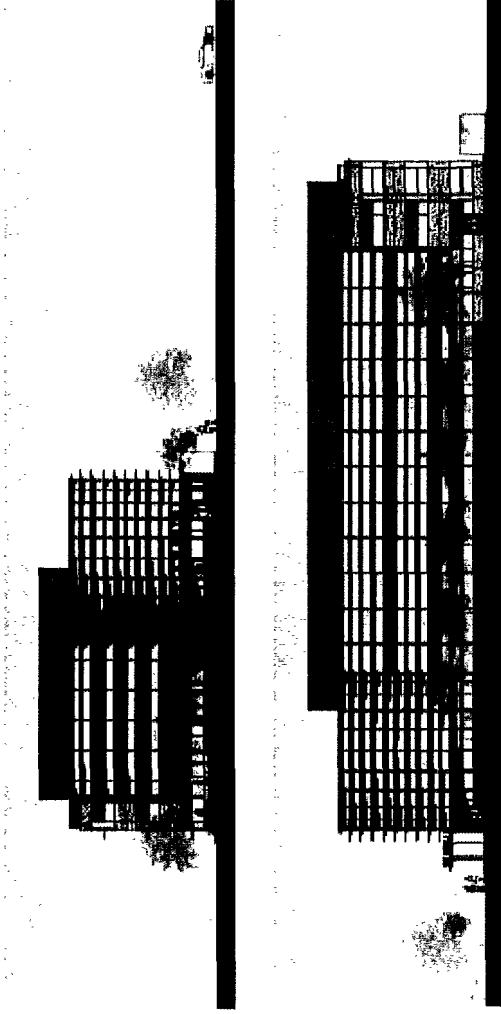




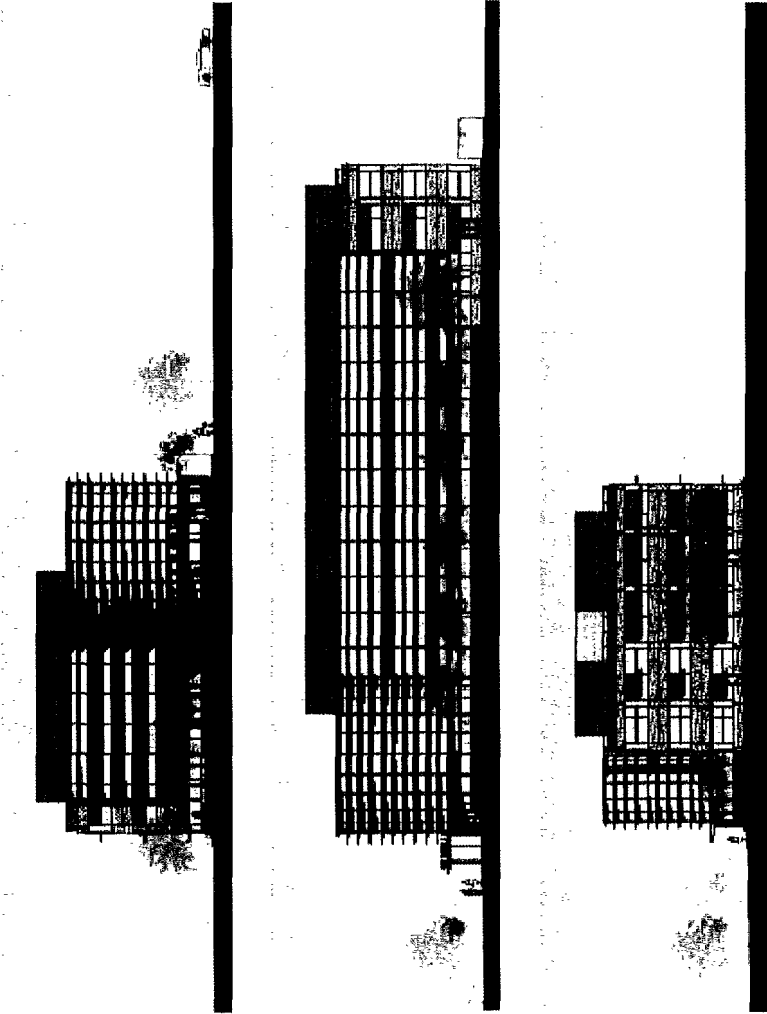


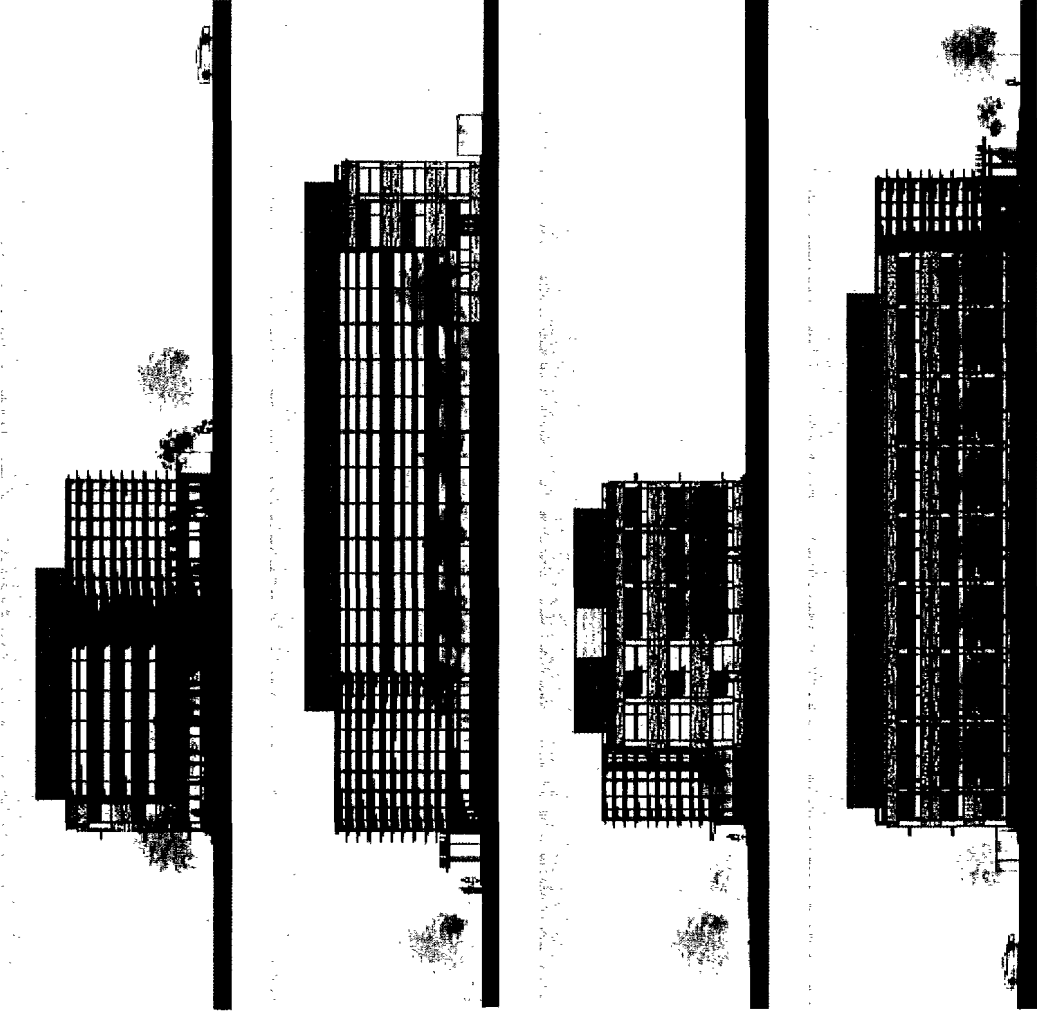
Valley Health Center  
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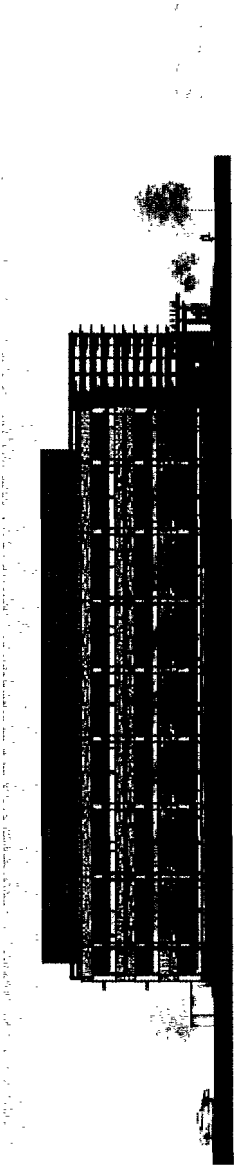
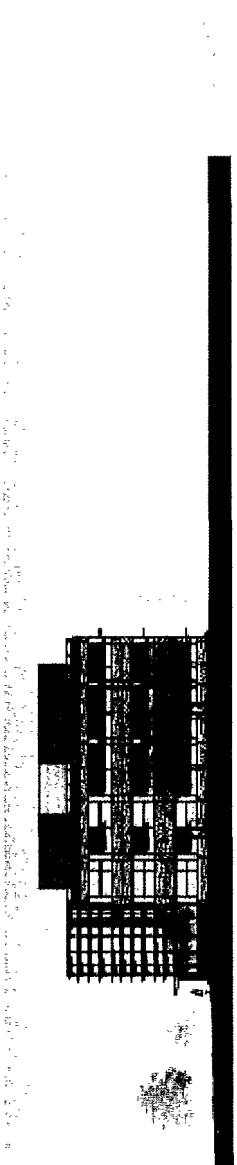
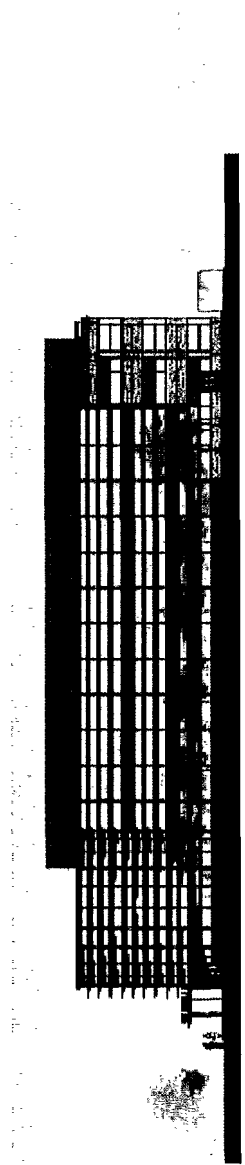
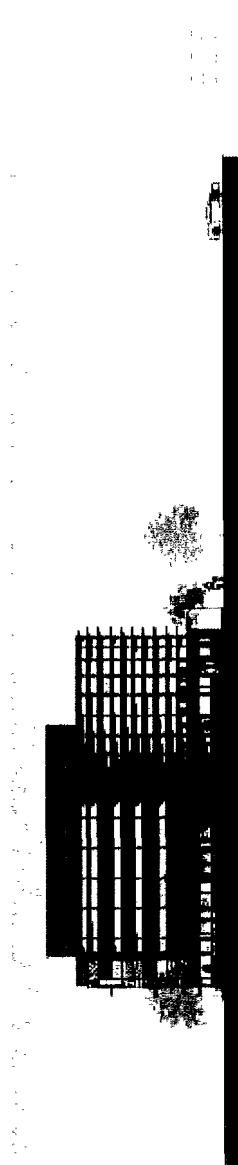
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Valley Health Center  
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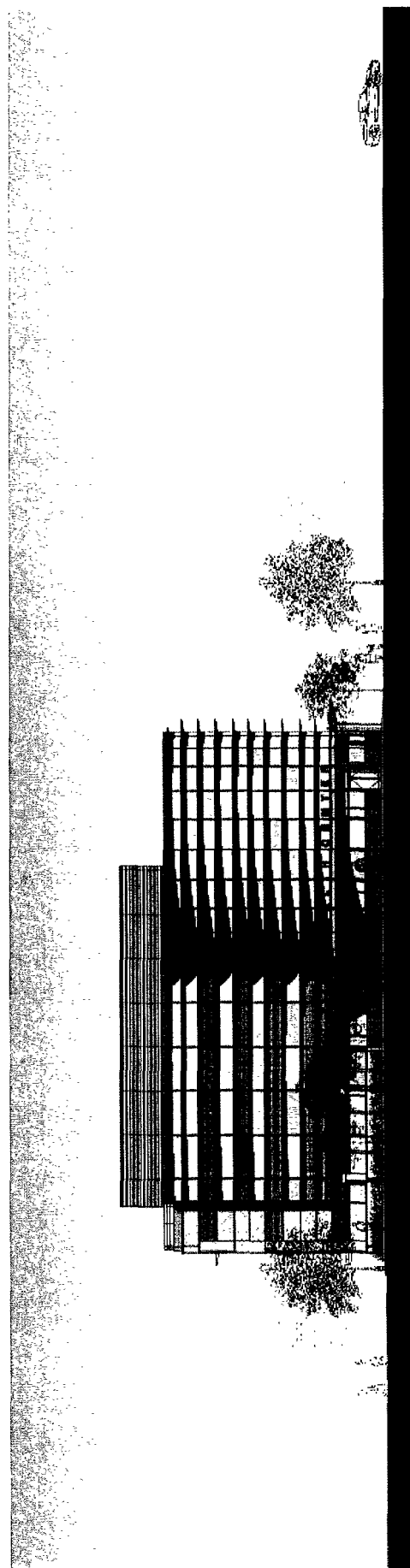


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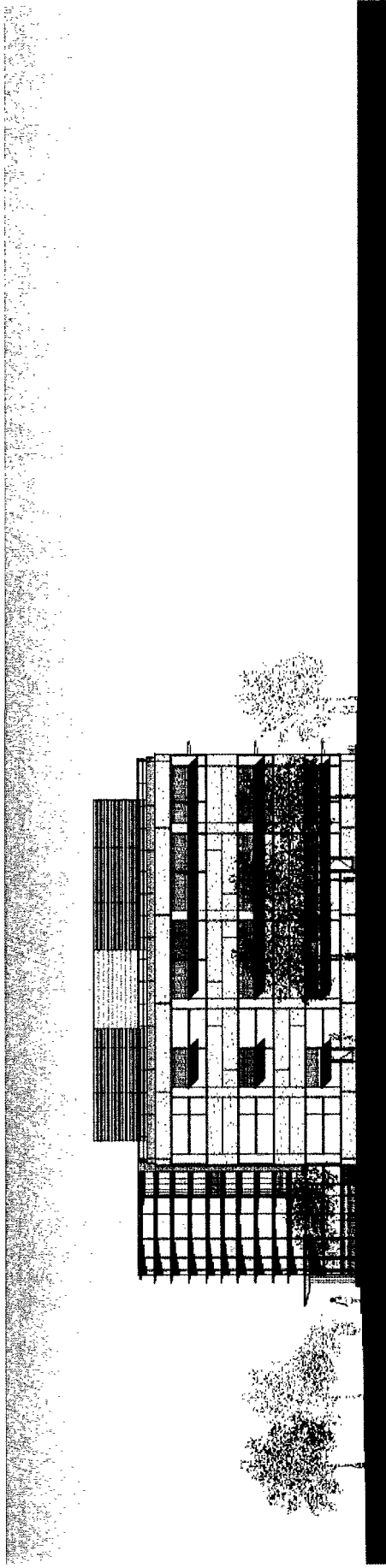
Valley Health Center  
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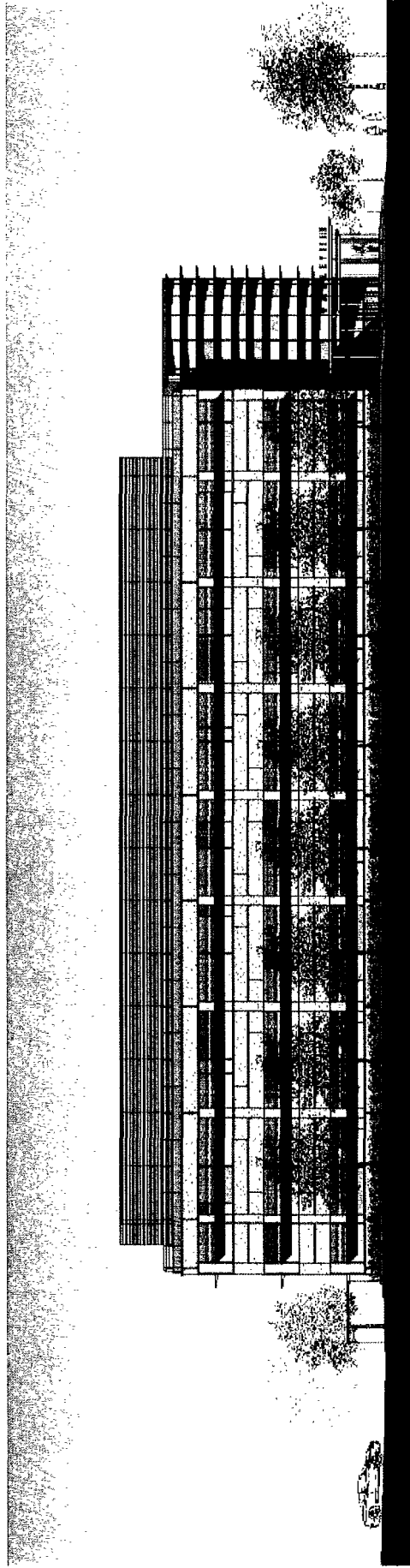
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Valley Health Center  
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Center for Health and Human Services





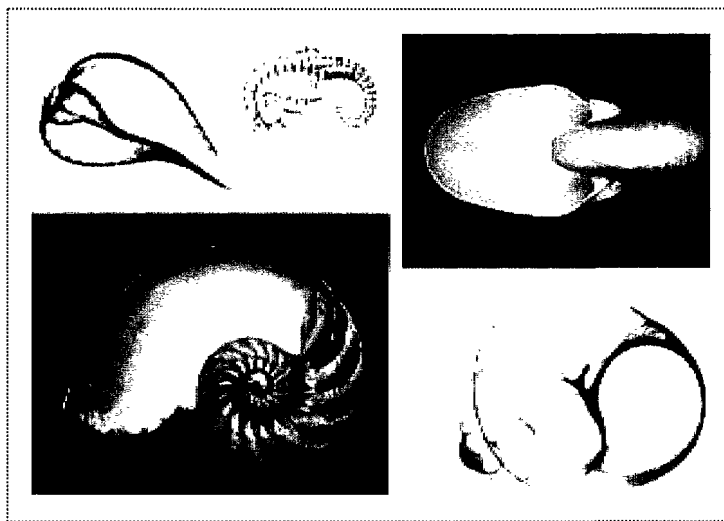
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Valley Health Center  
**M i l p i t a s**

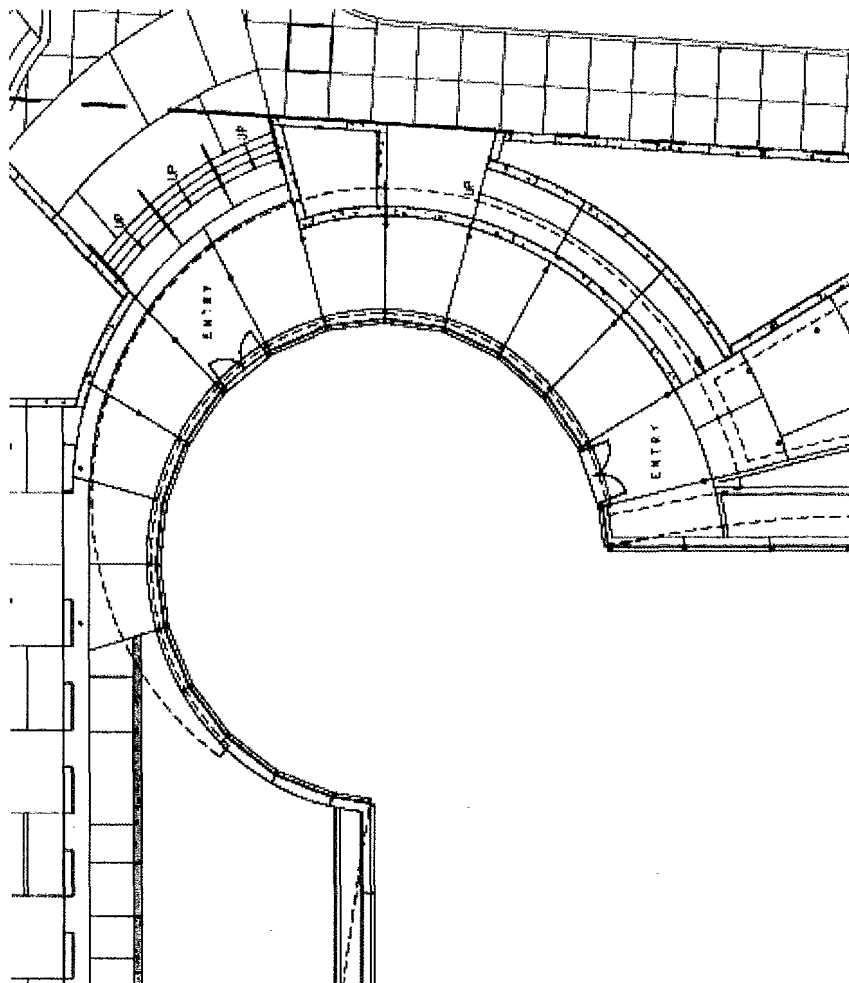
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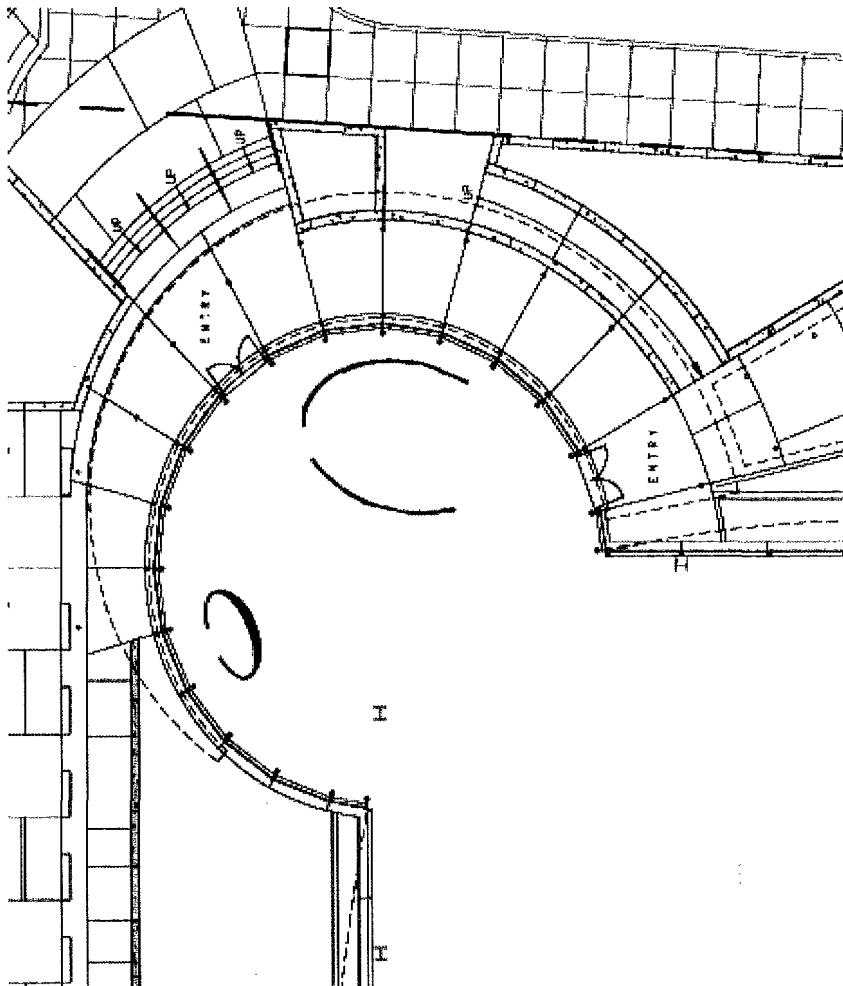
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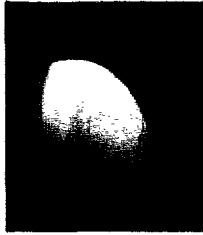
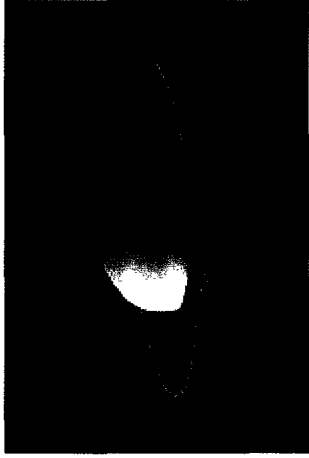
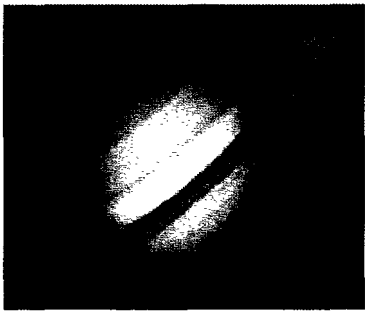






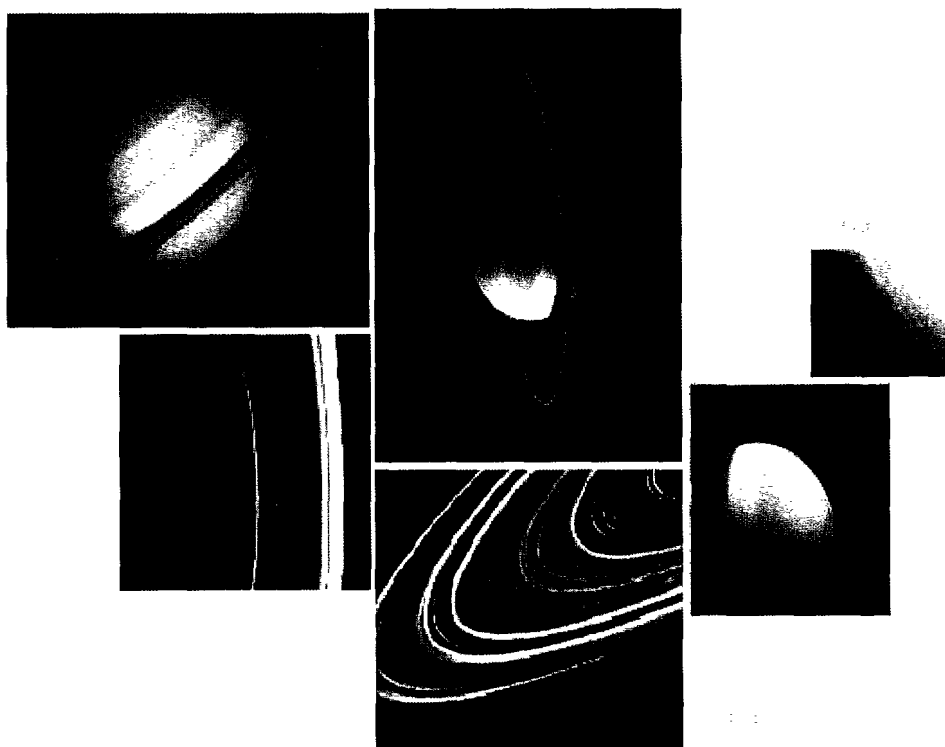
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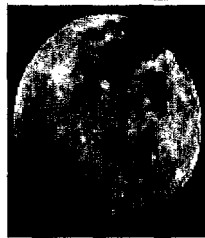




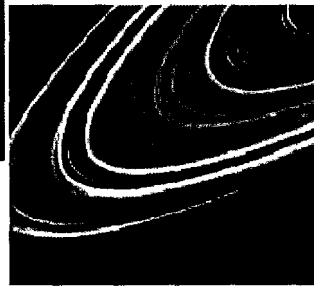
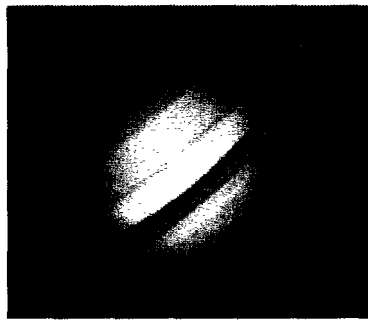
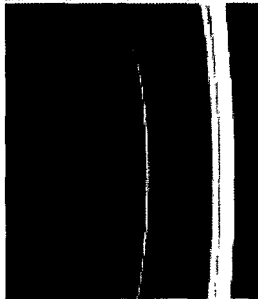
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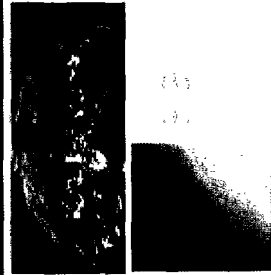
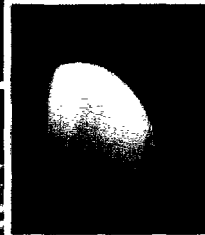




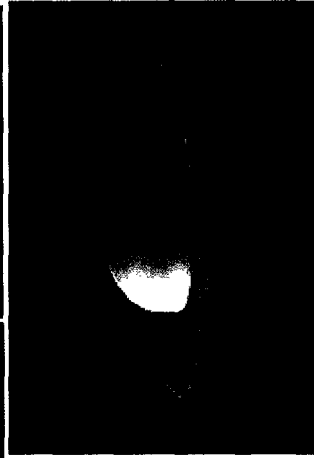
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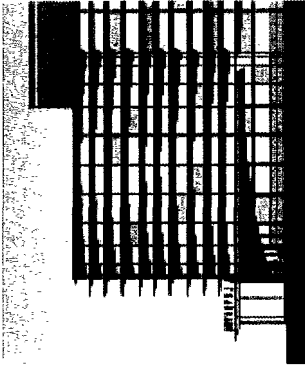
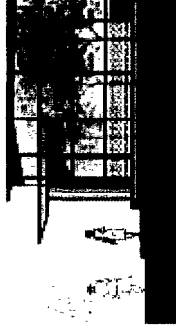
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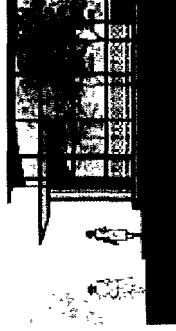


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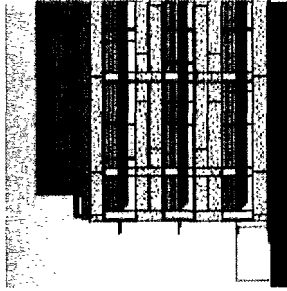


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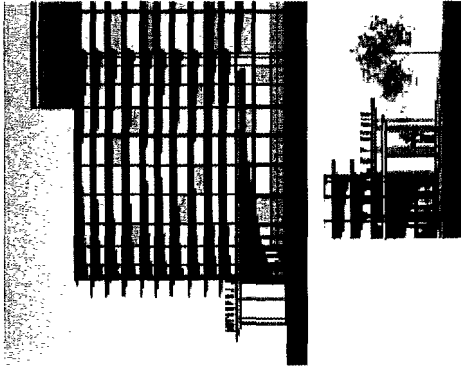




Exterior View of Building

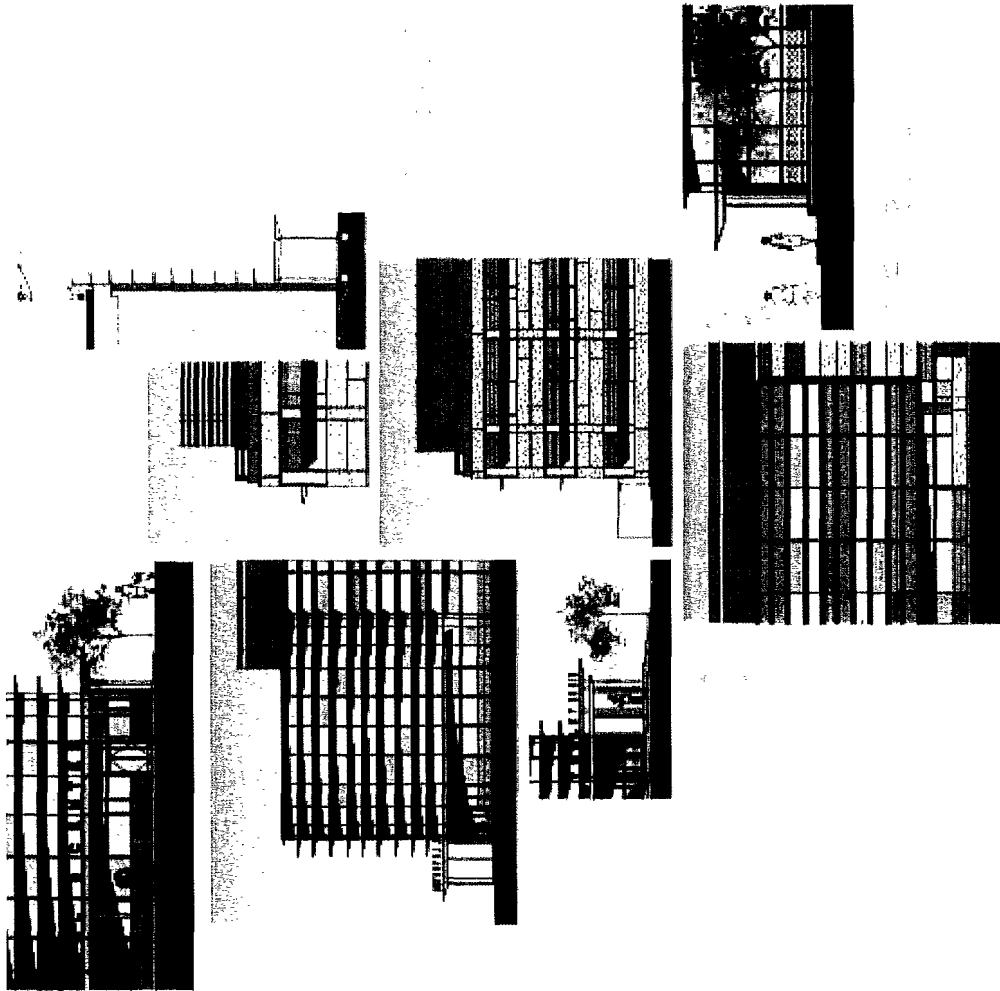


Exterior View of Building



Exterior View of Building

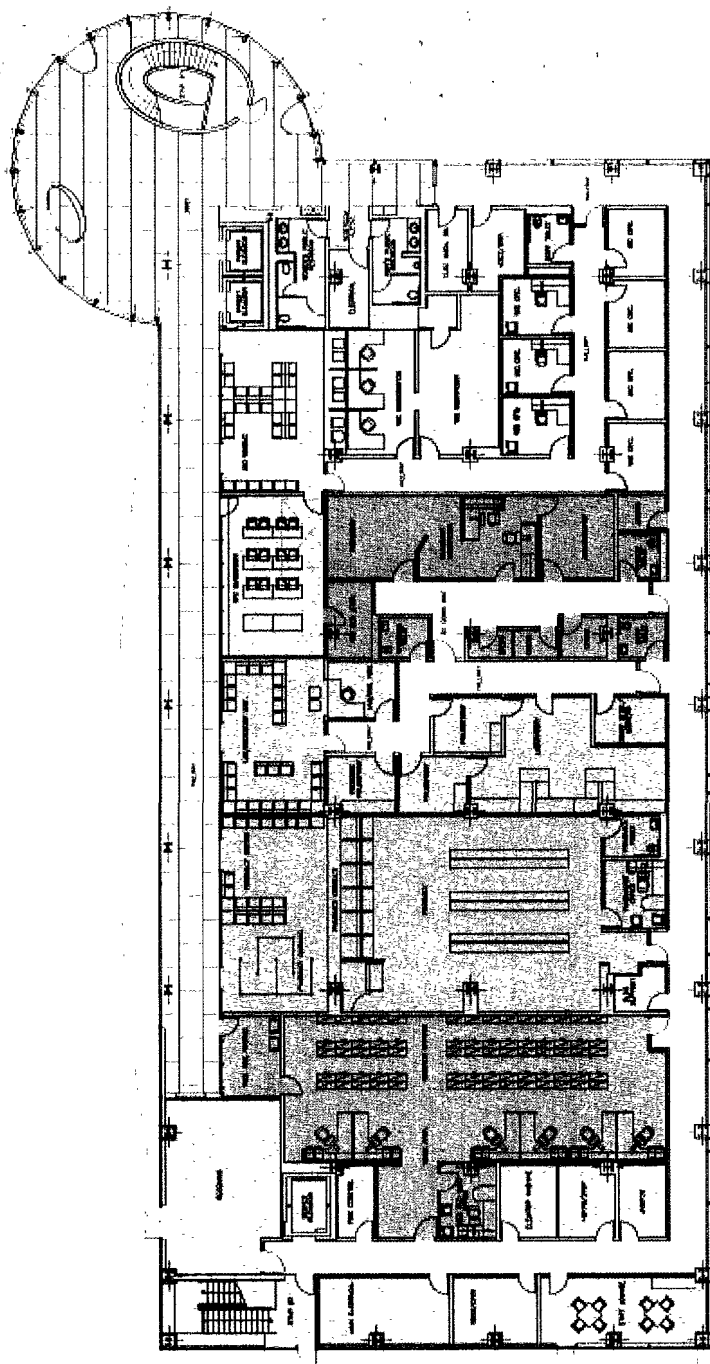




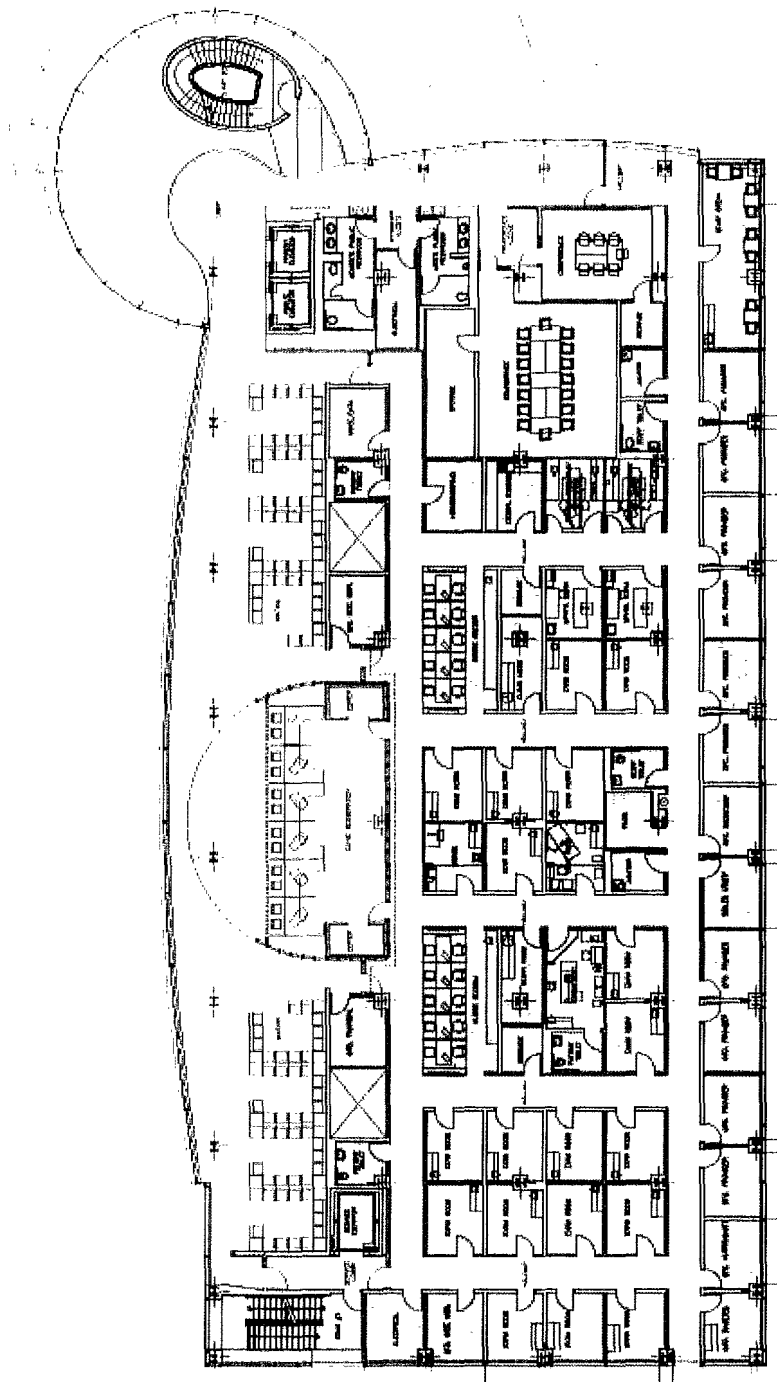
Valley Health Center  
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Valley Health Center  
**M i l p i t a s**

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Valley Health Center  
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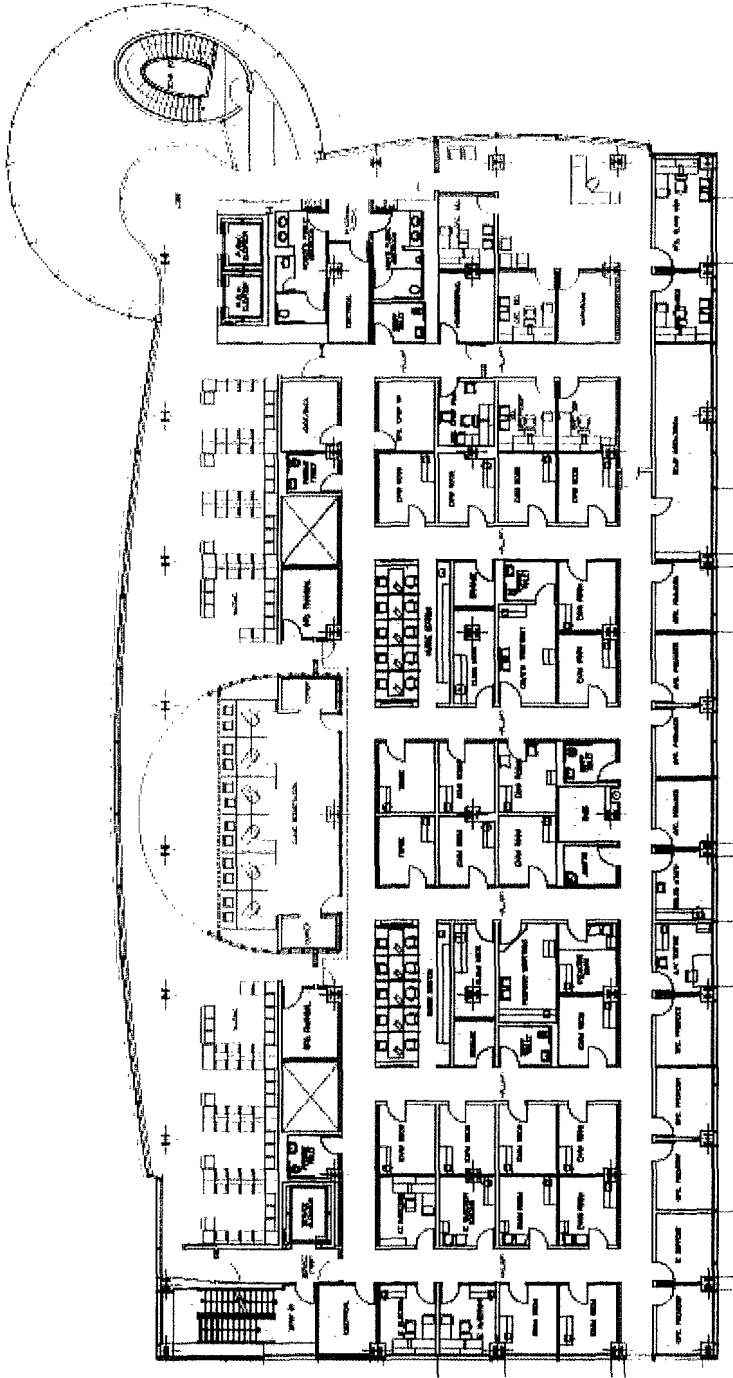
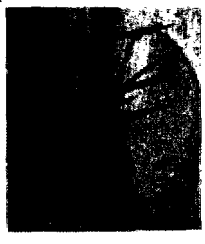


Figure 2

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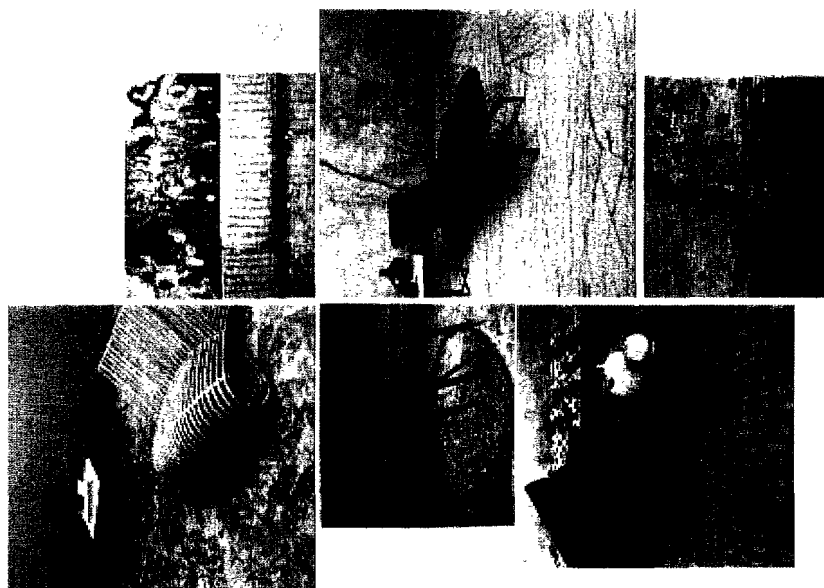
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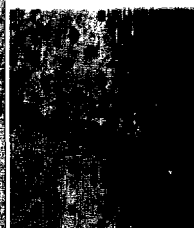
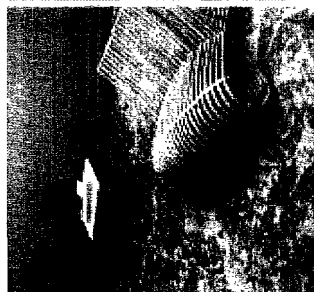
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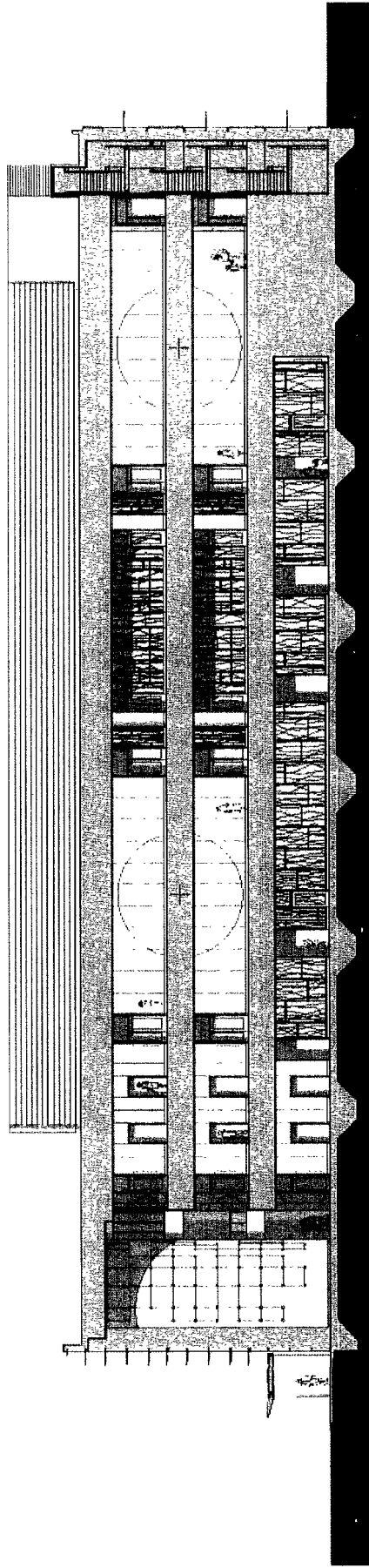
103

104





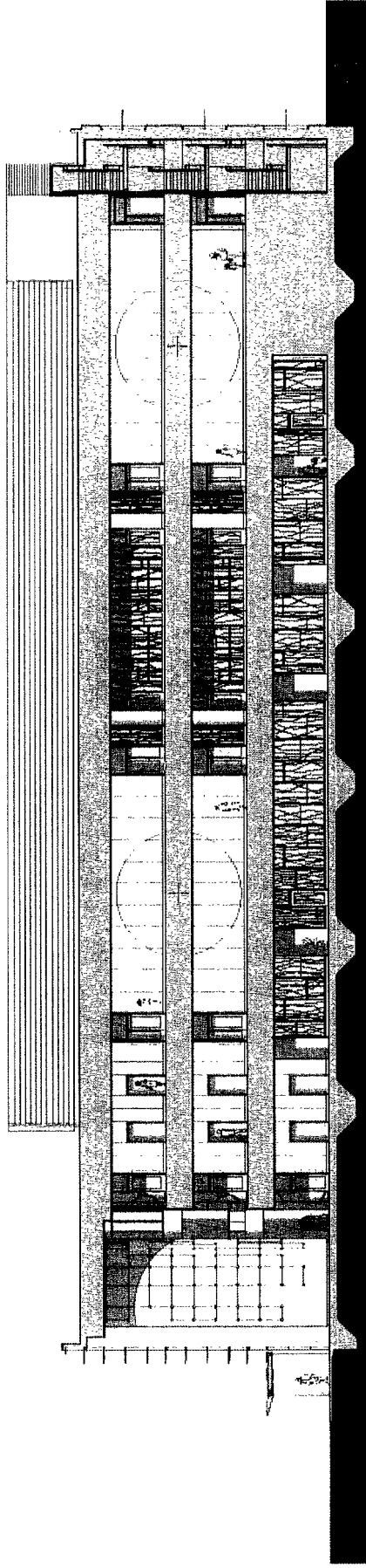
one can see through to  
the interior from the  
exterior



SECTION 1-1

Valley Health Center  
Milpitas

10-11-77



Valley Health Center  
Milpitas

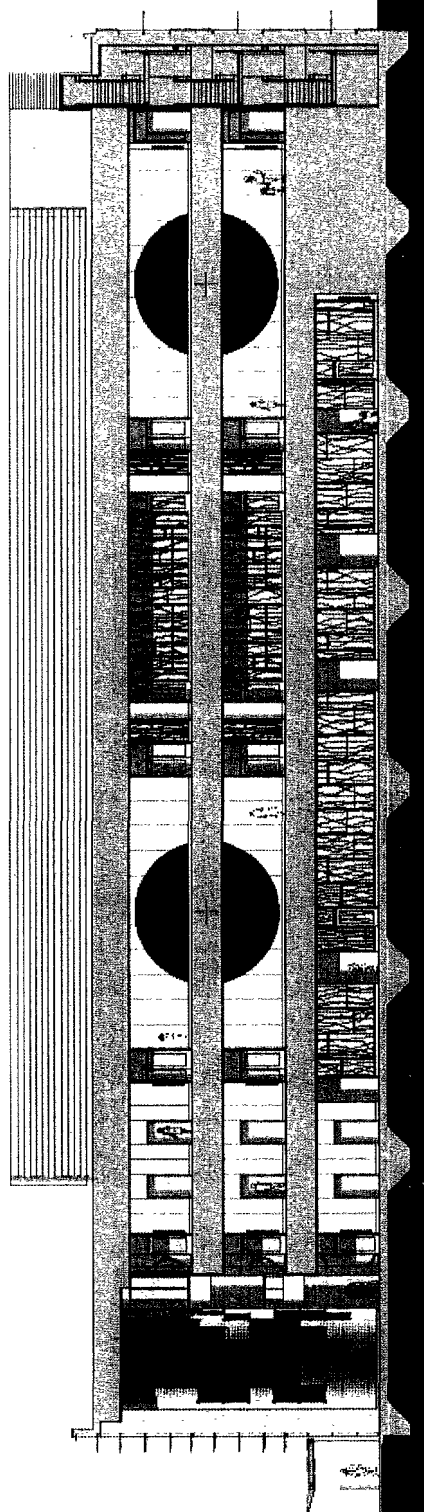
Valley Health Center  
Milpitas

Sheet 1 of 1

SECRET

**M i l p i t a s**

100







Valley Health Center  
M i l p i t a s

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